

TOP TIPS

LODGE RELOCATION

10 IMPORTANT REMINDERS ABOUT RENTING PROPERTY IN SWITZERLAND

01

Lease agreements are commonly 1-year contracts which **renew automatically** if you do not give notice.

02

Lease agreements **commence either on 1st or 15th** of any given month.

03

A guarantee of three-month's rent is required. This can be either a bank guarantee or a guarantee with an insurance provider.

04

The typical **notice period is either 3 or 4 months** before the termination date.

05

It is standard practice to have a **personal liability insurance**, which covers potential household accidents, as well as a **household insurance**.

06

A **property inspection** is conducted on the day of key handover. It is important to keep a good record of the state of the property including photographs. You are given 10 days to report any potential damage not identified during the check-in inspection.

07

Property keys will not be handed to you on the planned day of inspection unless you have paid the **first month's rent**, have **proof of guarantee** and your **insurances** in place.

08

It is the tenant's responsibility to take care of **basic everyday maintenance**, as well as maintain appliances by regular cleaning.

09

Giving notice outside of the lease agreement date is possible if you **find a new tenant** who meets the criteria **to replace you** under the same conditions.

10

Because the real estate agencies close in December, giving **notice for 31st December is not accepted**.