

## TIPS FOR THE LEASE OF HOUSING IN MONTEVIDEO

**IMPORTANT:** It is the sole responsibility of the students to make all arrangements related to the search, lease and payment of their accommodation. The off-campus options provided by the university are not endorsed or recommended. Universidad ORT Uruguay accepts no responsibility for the safety or condition of these properties. The listing is provided as an information service only. The university does not intervene in any conflicts between tenants and landlords. Also, it is the student's responsibility to respect the habits and rules of the house, to take care of the leased environment and to return it in the same conditions as it was received.

Every semester, the International Office is notified about conflicts related to housing. Most of these problems can be avoided by asking specific questions before accepting a room or apartment.

We recommend determining all conditions in a written "contract" to avoid misunderstandings and no agreed changes in the rules and conditions.

It is always advisable to visit the place before committing to the landlord. Ask for pictures if you cannot wait until you arrive.

### Recommended questions

- Can my friends visit me?
- Is smoking allowed?
- Are there any animals or is it allowed to bring animals?
- Is there a "doors-closed" policy?
- Will I have my own keys?
- What is the size of the bedroom in m<sup>2</sup> and what kind of furniture does it include.
- Am I going to have a room for myself, or do I have to share it with other people?
- What amenities does the price include (i.e. food, internet, laundry service, electricity, etc.)?
- Does the room have air conditioner or a heating system? (Montevideo is usually very cold and humid in the winter and very hot in the summer. Most Uruguayan buildings are not prepared for extreme temperatures).
- Do I have to pay a security deposit?
- Must I pay the rent in advance or is the payment due every month?

### Visits

The rules for visits as well as the stay of family and friends should be established in advance. It is recommended to ask in advance, whether they may stay at your place, and if, how much they must pay to do so.

### Security deposits

If a security deposit is required, we strongly recommend establishing in detail in which cases the money will be refunded and in which cases it won't.

### Early move out

It is recommended to establish the terms for an eventual early move out (for example, if you do not feel comfortable, if you find something more affordable or if the landlord asks you to vacate the room for some reason.

Every semester the International Office is notified about conflicts regarding this issue, either because the entire rent was paid in advance or a security deposit was paid and cannot be refunded.

Our recommendation is to establish a deadline to give notice of an early move out and the conditions for the reimbursement of the security deposit in each case. This period should be respected by both landlords and students.

**When the leasing period ends before completing the month**

It should be determined whether a full month of rent must be paid in case the lease ends earlier (for example at the end of the semester).