

Housing in Budapest

This guide contains suggestions and recommendations on how to find accommodation in Budapest.



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UNIVERSITY DORMITORIES

The four dormitories of the University offer accommodation for maximum 1,250 students (Hungarian and non-Hungarian also) during the academic year. Below you can read a short introduction about the dormitories and their equipment.

APPLICATION PROCESS FOR DORMITORIES

Please note that living in one of the dormitories of the University is only possible if your application for a place in a dormitory was successful.

The dormitory admission notice for the given academic year and/or semester provides information about the deadlines for applying to the dormitory, the conditions of the application, and which programs located in each building.

This description is published on the University's [WEBSITE](#), before the given semester in June at the earliest in the case of the fall semester, and in December in the case of the spring semester.

Please always visit the [WEBSITE](#) for the most up-to-date information.

KINIZSI DORMITORY

Located in the vicinity of the Central Building of the University, Kinizsi Dormitory offers accommodation for 400 individuals in rooms, most of which are with two beds, in two seven-story wings of the dormitory building.

On each level, an ironing corner, a kitchen equipped with a microwave oven and a gas cooker, as well as personal kitchen cabinets are made available for students. There are well-equipped renovated showers and laundry rooms with automatic washing machines to help with daily bathing and personal hygiene.

For other services, there is a computer room on the ground floor of the L side, as well as a study room that can at any time be used by students, even several of them. Of course, all rooms have been furnished with internet connection possibilities, which is complemented by a WIFI connection. A television set is in the lobby in the F side and in the study room in the L side. A gym and conditioning room are available for residents of the Dormitory in the basement of the L side. We have not forgotten about entertainment, the Africafe Club buffet and nightclub is located in the basement of page F. Last, but definitely not least, the University Central Library guarantees good preparation for students.

The security of the building is ensured by the built-in fire alarm system and the card entrance and camera system.

The *EVK College for Advanced Studies* college is housed in the Kinizsi Dormitory.

Contact us:

- **Central e-mail address:** kinizsikoli@uni-corvinus.hu
- **Address:** 1092 Budapest, Kinizsi utca 2-6.

TARKARÉTI DORMITORY

The Dormitory accommodating 400 person is located in the green belt of the 10th district of Budapest, 15 minutes from the terminal of Metro 3 (blue line) (*Kőbánya-Kispest*) and that of Metro 2 (red line) (*Örs Vezér square*). The dormitory is one of the most important venues for integration into the University community and establishing lifelong friendships.

Some of the Dormitory rooms have been rejuvenated during renovations in 2019. In 2020, the building also received new windows and external thermal insulation.

Residents in the Dormitory are accommodated on five levels in rooms with three beds, which include: an entrance hall, a washroom with hot and cold water, a wardrobe and refrigerator. Internet connection endpoints can be found in each room, and also WiFi network is operated. On each floor above the ground floor there is a women's bathroom and a men's bathroom (with showers and toilets) and a kitchen equipped with two electric stoves and a microwave oven. We provide washing and drying facilities on the ground floor.

In addition, the Dormitory has its own library where board games can be borrowed. There is also a computer room and a study room. As a sports facility, the well-equipped gym, renovated in 2017, awaits those who want to work out.

Beer pong tournaments, joint parties, cooking, social evenings, and other events help students establish strong friendships that last for many years. In addition, the Dormitory atmosphere allows for the smoothest possible advancement in university studies. Through joint groups and friendships, students in the Dormitory have much more opportunities to ask their fellow students for help with a current problem with their studies or some other problem, and due to spatial proximity, help usually arrives extremely quickly.

All in all, the youthful, liberated atmosphere of the Tarkaréti Dormitory provides an ideal space for new university students to build relationships, to start their independent lives, and gain lifelong experiences.

Contact us:

- **Central email address:** tarkakoli@uni-corvinus.hu
- **Address:** 1106 Budapest, Tarkarét utca 6.

RÁDAY DORMITORY

The building of Ráday Dormitory was built in 1910, based on the plans of Imre Szóts and Albin Siegel. In 2007, the building was completely renovated under a PPP arrangement. Accommodating nearly 300 students, Ráday Dormitory can be accessed by a 10-minute walk from the University's main building and is located in Ráday Street. In the six-storey building, there are rooms with 2, 3 or 4-beds, and most of them are designed so that two rooms have a common bathroom (with wash basin, shower and toilet) to be cleaned, as their shared responsibility, by students using them; and only a few rooms have separate bathroom. On each floor, there is a washing-ironing room with two automatic washing machines and one dryer; there is a kitchen with two electric stoves equipped with a safety switch, one microwave oven, a pantry room, and lockable kitchen cabinets; and there is a shared toilet. There is a glass-roofed function room in the inner courtyard of the "H"-shaped building of the dormitory.

In each room, there is an internet connection endpoint for each student to access the WIFI network, which was significantly expanded in 2020. On the ground floor, there is a TV room and a club room/function room (Közgarden); and in the hall, there is a ping-pong table, a lounge area, one study rooms, and a bicycle storage room. A gym, which was rejuvenated in 2021, is available to those wishing to exercise.

Organisations housed in the building include *College of Social Theory (TEK)*, *College for Advanced Studies of the Society of Young Autonomous Economists (FAKT)*, and *College for Advanced Studies of Diplomacy in Practice (GYDSZ)*. Each **college for advanced studies** has a separate office, and the *College for Advanced Studies of Social Theory* has also a community room and a library in the building.

Contact us:

- **Central email address:** radaykoli@uni-corvinus.hu
- **Address:** 1092 Budapest, Ráday utca 43-45.

GELLÉRT CAMPUS DORMITORY

The Gellért Campus of Corvinus University, inaugurated in February 2024, is a new future-oriented campus with innovative, inspiring spaces that are innovative, sustainable, and future-oriented. A place that will be home to quality personal moments, where experiential collaboration is given, and is expected to be a cradle of innovation. The Gellért Campus has unique, in addition to educational, sporting and several community areas, it also includes a dormitory area for nearly 180 people, extending up to the 3rd to 6th floors of the K-wing of the building.

The Campus is easily accessible by public transport, in the *Móricz Zsigmond körtér* area, at the crossroads of *Ménesi* and *Mányoki* roads. Closed bicycle storage is also available at the main entrance on *Mányoki road*. The dormitory offers air-conditioned rooms for 2 and 3 students, with private bathrooms and a beautiful panoramic view of both the Buda and Pest part of the city. The floors have a fully equipped kitchen with modern appliances and furniture, a common dining area, a communal area, and a laundry room (with industrial washing and drying machines). The building also has a collaboration and data space, and a reading room. There is a Fresh Corner buffet on the ground floor of the J wing and a community space called Rooftop Café on the 7th floor of the K wing with an open terrace.

The Campus has also sports centre, which will offer a variety of sport facilities: from September, in addition to the university courses, there will be a gym, group classes and indoor and outdoor multi-purpose sports field available. The climbing wall will be completed by mid-November. The use of the sports facilities outside the university courses is possible for a fee (university citizens can use the services at a reduced rate).

Contact us:

- **Central email address:** gellertkoli@uni-corvinus.hu
- **Address:** 1118 Budapest, Mányoki út 9.

WHERE TO LOOK FOR TEMPORARY (SHORT-TERM) ACCOMMODATION

Before signing any long-term contract, it is always better to check the apartment personally. Therefore, for your first days in Budapest, it is advisable to stay in temporary accommodation, which can be a short-term rental flat, a hostel or a hotel. These three solutions will be explored in this section. We collected these websites via a Google Search, and we do not take responsibility for the content of the websites.

SHORT-TERM RENTAL FLAT

This is the ideal solution if you have a need for independence, but do not want to spend a lot of money on a hotel.

HOSTEL

The cheapest option, but also the one which requires you to compromise more (since you will probably have to share a room with a lot of people, share a bathroom with even more). Nevertheless, hostels have a very big advantage. By staying there, you will be able to meet a lot of people and if you are lucky, you may even meet some of your future fellow students.

HOTEL

Staying in a hotel has many advantages (independence, not having to share the room, a private bathroom, regular cleaning), but this comes at a cost that can be quite high, especially if you are travelling on a (tight) student budget.

WEBSITES

- <https://www.airbnb.com/> (be sure to use the correct website, which is the one listed here. Be particularly suspicious of strange domains)
- <https://www.booking.com>
- <https://www.expedia.com>

- <https://www.trivago.com> (the domain varies depending on the language of use)
- <https://www.hotels.com>
- <https://www.hostelworld.com>
- <https://www.hihostels.com/>

PROS AND CONS OF EACH TEMPORARY ACCOMMODATION

	Short-term rental flat	Hostel	Hotel
+	<ul style="list-style-type: none"> • Flexibility • Medium price • No need to share too much personal space 	<ul style="list-style-type: none"> • Low price • Social side 	<ul style="list-style-type: none"> • No need to share personal space • Regular cleaning/maintenance • Social side: less prominent than in a hostel, but still present
-	<ul style="list-style-type: none"> • No social side • Need to look after a lot of things 	<ul style="list-style-type: none"> • No personal space • Lack of flexibility 	<ul style="list-style-type: none"> • High price • Lack of flexibility

LONG-TERM HOUSING OPPORTUNITIES

We collected these websites via Google and Facebook searches – **we don't take responsibility for the content of the websites and Facebook groups.**

Two options are primarily available:

- Private student dormitories
- Private apartments

PRIVATE APARTMENTS

Countless renting opportunities are available in Budapest for all budgets and tastes. You can decide to rent a small studio just for yourself or to share a large house with a lot of other tenants. You may find listings for single rooms as well as for whole flats. You may find cheap solutions (even in the city centre) as well as prime properties. Therefore, before starting searching make sure to have a clear idea of what you are looking for. Various physical and virtual places exist where you can look for rental offers. In all cases please **BEWARE OF SCAMS!**

FACEBOOK MARKETPLACE AND FACEBOOK GROUPS

- **Erasmus Budapest** (<https://www.facebook.com/groups/erasmuslifebudapest2017/>)
- **Budapest flats/apartment for rent short or long term**
(<https://www.facebook.com/groups/153178541885896/>)
- **Budapest flats and apartments for rent**
(<https://www.facebook.com/groups/249052758449086/>)
- **Budapest flats apartments rent**
(<https://www.facebook.com/groups/211951815515241/>)
- **Budapest sale & rent apartments**
(<https://www.facebook.com/groups/893495310715872/>)
- **City Budapest flats for rent and sale**
(<https://www.facebook.com/groups/682965795197701/>)

- **Flats for Erasmus in Budapest**
(<https://www.facebook.com/groups/306915466086335/>)

WEBSITES

- **Airbnb** (usually used for short-term rents, but can also be used for longer terms)
(<https://www.airbnb.com/>)
- **Alberlet.hu** (<https://www.alberlet.hu/en>)
- **Apartments of Budapest** (<https://apartmentsofbudapest.com/en/budapest-apartment-for-rent>)
- **Budapest Housing Service** (<http://www.budapesthousing-service.com/>)
- **Erasmusu** (<https://erasmusu.com/en/erasmus-budapest/student-housing>)
- **Flatio** (<https://www.flatio.com/accommodation-for-students-budapest>)
- **Hello room** (<http://www.helloroom.net/student-house-budapest.html>)
- **Housing Budapest** (<https://www.housingbudapest.hu/apartments>)
- **Housinganywhere** (<https://housinganywhere.com/>)
- **Ingatlan.com** (<https://realestatehungary.hu/>)
- **Realestate.hu** (<https://realestate.hu/>)
- **Roomster** (<https://www.roomster.com/haveshare/budapest/>)
- **Uniplaces** (<https://www.uniplaces.com/>)
- **WG-gesucht.de** (<https://wg-gesucht.de/en>)

PROS AND CONS OF EACH ACCOMMODATION TYPE

	Private dormitory	Private apartment
+	<ul style="list-style-type: none"> Comprehensive fee: no need to worry about bills, extra expenses Social atmosphere, with possibility to meet other students Everything you need (pillows, duvets...) is usually provided Additional services may be included (e.g.: cleaning, laundry, 24/7 assistance...) 	<ul style="list-style-type: none"> Flexibility. You normally do not have to abide by particular rules (unless specified in the contract) Higher possibility to choose location, flatmates, house type Fewer compromises need to be made (usually) You may be able to bargain and get a slightly lower price and/or better conditions
-	<ul style="list-style-type: none"> Limitations may be imposed: no hosting, curfews, etc. Distance from Corvinus (dorms tend to be located in the city outskirts) You cannot choose in advance who you are going to live with 	<ul style="list-style-type: none"> Bills are your responsibility Less intuitive process, more caution should be exercised You may have to buy some appliances that you need during your stay (e.g.: lamps, duvet, bedsheet, cutlery...) If you rent by yourself, you may not be living with students

PROS AND CONS OF EACH SIDE OF THE DANUBE

As you may already know, the river Danube divides the city into two halves, each with its own advantage and atmosphere. The choice of where to live is not easy, since there is no clear winner: which one is better depends on what you are looking for in a place and most importantly on the budget you have.

You have 3 choices as you can stay on the Buda side, in the city centre on the Pest side, in the suburban area of the Pest side.

Buda, on the western side, is a greener and more residential area, with a quieter atmosphere and a more relaxed vibe than its twin on the other side of the Danube. It is traditionally considered to be an upscale and more “family- friendly” area.

The **suburban area of the Pest side** has the same qualities as the Buda side.

If you are looking for a place where you can take advantage of living in a big city without necessarily all the cons associated with it, Buda and the suburban part of Pest are your best choices. There are great transport links that will bring you to the city centre quickly, yet you don't have the feeling of being right in the middle of the rush, allowing you to have a more relaxed lifestyle. Nevertheless, this means that entertainment and nightlife opportunities are more abundant in the city centre on the Pest side, so living in Buda and the suburban area of Pest can become a bit monotonous after a while.

From a financial point of view, Buda tends, on average, to be more expensive than Pest. The 1st, 2nd, 11th, and 12th districts are in Buda and are respectively the second, third, fourth and sixth most expensive districts of the whole city. The most affordable districts in terms of housing in the suburban area of Pest are the 16th, 17th, 19th, and 20th.

The districts in **the city centre of Pest** (5th, 6th) tend, on the other hand, to be livelier and more dynamic and by residing there you will never experience the fear of missing out on something. An almost infinite amount of leisure and recreation opportunities waits for you right outside your doorstep and boredom is a word that you will soon delete from your vocabulary. Parties, restaurants, cafés, cool shops; everything that you will need to enjoy your stay in Budapest is right there, easy to reach.

The drawback is that the area is noisier, faster paced and more hectic than Buda, and sometimes this can be a bit overwhelming, especially for those who are used to living in the suburbs or rural areas.

Moreover, some areas of Pest are formed by run-down buildings, and for safety reasons, should be avoided, if possible. The 8th district is notoriously affected by safety issues, but the area is getting better and better and some parts of it (such as *Corvin Negyed* or *Palotanegyed*) are nowadays totally fine from a safety point of view. Avoid the area of *Keleti Railway station* as well. It's at the border of the 7th and 8th districts.

From a transport/connection perspective, there is, again, no clear winner - Corvinus is located close to the city centre on the Danube bank, so easily accessible both from the Buda and from the Pest side.

In conclusion, deciding on which part of the city to live is just a matter of personal preferences, and the only suggestion that we can give you is to go seeing the area before renting a place to understand if it would be suitable for your lifestyle and habits.

	Buda	Pest city centre	Pest suburban area
+	<ul style="list-style-type: none"> • Quieter • Relaxed atmosphere • Good transport links 	<ul style="list-style-type: none"> • Cheaper • Closer to nightlife • Preferred by expats • Good transport links 	<ul style="list-style-type: none"> • Cheaper • More relaxed atmosphere • Good transport
-	<ul style="list-style-type: none"> • More expensive • Further from nightlife 	<ul style="list-style-type: none"> • Noisier • Some areas to avoid 	<ul style="list-style-type: none"> • Further from nightlife

PRECAUTIONS WHEN LOOKING FOR AN APARTMENT

Finding a house can be a problematic – yet necessary – task, especially as an international student in a new city. The process can be overwhelming, frustrating, and time-consuming and a satisfactory solution can seem to be out of sight for a while. However, don't lose hope! In the end, you will find the house you were looking for, in your favourite district and at a reasonable price, it is just a matter of **searching, searching, and searching**.

This guide has been created to make your life a bit easier and to give you a glimpse of the main tools that are in place to look for accommodation.

SOME PRECAUTIONS WHEN LOOKING FOR AN APARTMENT

NEVER SIGN ANY CONTRACT AND NEVER SEND ANY DEPOSIT BEFORE HAVING CHECKED THE PLACE IN PERSON

Unfortunately, as in any big cities, housing scams tend to be quite popular – deceptive pictures and misleading descriptions are unfortunately commonplace and sometimes flats advertised do not even exist (or if they do, they are already occupied by other tenants, who may not even know that their apartment has been advertised as “to let”). The best thing to do is therefore coming to the city with temporary accommodation booked in advance and look for a permanent solution once you are here.

TAKE YOUR TIME TO MAKE YOUR DECISION

Do not rush even if the owner is exercising pressure and (s)he is asking you to hurry up. You are going to live there for at least a semester and a proper housing solution can really define a good or a bad overall experience in Budapest. If the flat you were interested in has already been rented while you were making the decision do not worry, you will find something else.

AVOID INFAMOUS AREAS

Avoid areas such as *Diószegi Sámuel utca*, *Magdolna utca*, *Hős utca*, *Klinikák* and *Orczy Tér*. In general, if possible, avoid all the areas of the **8th district apart from Corvin-Negyed or Palotanegyed**, which is safe. Moreover, pay particular attention to areas close to railway stations such as *Keleti* as the level of safety around them varies greatly. As a rule of

thumb, before making your final decision it would be a wise idea to get first-hand information on the neighbourhood.

BEFORE SIGNING THE CONTRACT TAKE SOME TIME AND READ IT FULLY

Contracts may include non-standard clauses that can have a big impact. Make sure that you do not sign a contract that is available only in Hungarian. Moreover, sign the contract **AT THE SAME TIME AS THE OWNER**. Never sign it remotely, as this may give the owner the possibility to change it after your signature, inserting possible malicious clauses.

ALWAYS SIGN THE CONTRACT WHEN RENTING A HOUSE, NEVER RENT UNDER THE COUNTER

First, it is illegal, and you risk high fines. Second, you cannot be protected in case of troubles and issues with the rent. Last, you are not able to register at that address, so getting a residence card becomes impossible for you, which gives rise to subsequent immigration problems. Don't be fooled and always request to stipulate a contract. You have the right by law to get a copy of the signed lease contract.

WHEN RENTING THROUGH AN AGENCY, CONSIDER ALL THE POSSIBLE FEES AND COMMISSIONS THAT THEY CAN ASK FOR

Are they fixed or are they paid as a percentage of the rent? When do they have to be paid? Are they already included in the rent advertised, or are they considered to be "top-up"?

SOME MORE ADVICE

1. **If feasible, try to meet your (future) flatmates before signing the contract:** the people you live with can be either a great asset or a great annoyance in your life, so knowing them beforehand can prove to be particularly useful (and, let's be clear: sharing an apartment with people you don't get along with can prove to be quite challenging, so it is always better to avoid it).

2. **If feasible, try to meet the current tenants of the house.** They can give you important insights into the general standing of the house, the relationship with the owner and possible problems that can arise while living in the house.
3. **Look for a house close to multiple transport links, in particular to night buses and trams.** This can really make the difference between an excellent and a tolerable or in worse case negative experience abroad.
4. You can decide to look for a house close to nightlife spots, but please **avoid taking accommodation right on the same streets.** Having bars, pubs, and discos right outside your door can seem to be a good idea on paper, but in reality, it causes so much annoyance and disturbance that it is not worth doing it. Loud music, people shouting, and car noises will disturb your sleep constantly, thus giving you an unpleasant restless feeling.
5. **Check that you will have sufficient storage space.** It is really not advisable to rent a scarce accommodation of any type, having enough room to store your belonging is an important plus for housing. You can never have too many cupboards, wardrobes, drawers...
6. **Before viewing the apartment, you should have a list of what constitutes a red line that should not be crossed for you.** Apart from obvious health and safety red lines (the house should be mould and pest-free, the environment should be healthy and safe, possible risks should be minimised...) everyone has different needs and wants, so have a clear idea of what yours are. Most importantly, have a **CLEAR BUDGET.**

HOW TO AVOID SCAMS

If the answer to any of the following questions is **yes**, please **be careful and find another solution**.

- Does the owner request payments before having viewed the house in person?
- Does the owner refuse to meet you in person?
- Does the owner refuse you to see the house in person with excuses like *“I am travelling”* or *“Currently the room is occupied by another tenant”*?
- Is the profile of the person listing it suspicious? (For example: no photos on Facebook, relatively new profile, no posts on Facebook, fewer than 20 friends on Facebook...)
- Does the owner put pressure on you to make a fast decision?
- Does the owner make you sign the contract at a different place and different time and promises you to give the keys “afterwards”?
- Does the owner refuse to sign a written lease, or does (s)he refuse you to have one copy?
- Does the owner require big payments in cash from you?
- Is the deposit suspiciously high (more than the equivalent of three months of the rent)?
- Does the deal seem too good to be true?
- Does the owner refuse to send you relevant documentation (e.g., his/her passport) when requested, or does it seem falsified?
- Make your Google search of the owner. Does the information match the information written in the contract? Is there any discrepancy?
- Does the owner seem totally uninterested in the property, or, when questioning about it, do they give you unsatisfactory replies or they don't reply at all?

WHAT TO CHECK IN A HOUSE WHEN VISITING FOR THE FIRST TIME

PERSONAL SAFETY, SECURITY, AND GENERAL STANDING

- How many doors do you need to pass through to enter the house?
- How do you lock them?
- Does your room have a fully lockable door?
- Can you open and close all the doors (the front door in particular) without problems?
- Can you open all the windows in your room? Is there a problem with any of the windows?
- On which floor is the apartment located?
- Does getting to your room entail passing through other personal rooms?
- Does getting to other personal rooms entail passing through your room?
- What type of street do your house and your room face? A busy road? A noisy one? A calm one? A pedestrian one?
- Does the apartment have closed rooms that you cannot access? Can you (or your flatmates) access all the rooms in the house?
- Are there mould or damp signs anywhere in the apartment (not only on walls)?
- Is there something that tells you that the house can have problems with pests?
- Does the apartment smell weird?
- Has the apartment been renovated or refurbished recently?

APPLIANCES

- How old do the appliances seem to be?
- Does the apartment have a working washing machine?

- A working dryer?
- A working oven?
- A working microwave?
- A working gas stove?
- A working electric stove?
- A working induction stove?
- A working dishwasher?
- A double sink in the kitchen?
- Is a working iron provided?
- A working and clean electric kettle?
- A working vacuum cleaner?
- A mop? A broom?
- A drying rack? Is there enough space for it?
- Pots, pans, cutlery and plates?
- If the house has an induction stove, are the pots and pans usable on that?
- How many working plugs are there?
- How many of them are free for you to use?
- Does the toilet flush properly?
- Does water have problems flowing?
- Does there seem to be any pipe blockage somewhere?
- Is there enough hot water?

FLOOR

- Does cleaning the floor require a particular treatment?
- Is there a heating system under the floor?
- Does the floor seem to be uneven?

- Does it have any particular and suspicious stain?
- Are carpets provided? If yes, how is their general condition? Are there stains on the carpet? Cuts? Other damages?

WALLS AND CEILINGS

- From which material are they?
- Are they covered by wallpaper? If yes, does it seem deteriorated?
- Is the painting in a good condition?
- Are there suspicious stains (water, mould, damp, smoke etc.) anywhere?
- Has the house been repainted recently?
- How thick are the walls towards the exterior?
- How thick are the walls towards other rooms/other apartments?

CUPBOARDS, WARDROBES, AND DRAWERS

- Can you open all of them without any problem?
- Are they clean inside?
- Do they smell in a weird and/or suspicious way?
- Is there enough space for all your personal belongings?

COMMON AREA

- How much space will you have at your disposal in the kitchen cupboards?
- And in the fridge?
- And in the freezer?
- And in the storage room (if present)?

GENERAL SPACE

- How big is the apartment?
- How big is your (future) room?
- How big is the kitchen?
- And the bathroom?

SHARING AND RESIDENTS

- What do you have to share with the other tenants?
- Do you have a private bathroom? Or just a private room?
- How many people do you share the bathroom with?
- And the room?
- And the kitchen?
- How many people live in total in the house?

COMFORT AND AESTHETICS

- Does the room have air conditioning?
- Is the heating system working properly?
- Does the building have elevators? If yes, how many?
- Does the bathroom have a shower? A bathtub?
- Does the room have a single bed? A queen-sized one? A king-sized one?
- Are mattresses provided? Duvets? Blankets? Pillows? Bedsheets? Bed-side lamps?
- Does the apartment have a living room?
- Does the building/building complex have amenities, like a gym? A swimming pool? Laundry services?

MISCELLANEOUS

- Do you have to separate the garbage? If yes, how?
- Where do you have to throw it?
- Is there a common garbage shaft?
- Are garbage bags and bins provided? If not, which type of them should you buy?
- Are there any other peculiarities of the house that you should know before moving in?

WHAT TO CHECK IN THE NEIGHBOURHOOD?

SAFETY AND QUIETNESS

- Does the area seem safe?
- Visit the area again at different times (mornings, afternoons, rush hours, evenings, weekends). Does the safety perception change? How?
- Does the area seem quiet?
- Visit the area again at different times (mornings, afternoons, rush hours, evenings, weekends). Does the quietness perception change? How?
- Is the area sufficiently well lit?
- Does the area seem detached from its surroundings?
- Are there places in the area that seem to be possible health and/or safety hazards (E.g.: run-down buildings)?
- Is the area known for being a party one?
- Is the area known for being a worrisome one (in particular, but not limited to *Diószegi Sámuel utca, Magdolna utca, Hős utca, Klinikák, Keleti Railway station, Orczy Tér* and other parts of the 8th district apart from *Corvin-Negyed*)?
- How does the average building in the area look?
- How does the building where your apartment is look compared to the other buildings?

SERVICES AND AMENITIES

- Where are the closest metro stations?
- Which metro lines pass through them?
- Where are the closest tram stops?
- Which tram lines pass through them?
- Where are the closest bus stops?

- Which bus lines pass through them?
- Where is the closest HÉV station?
- Which lines pass through them?
- Where is the closest medium-long distance railway station?
- Where is the closest regional and long-distance bus station?
- Is the area served by 24-hour transportation? If yes, what type?
- How do you get to the area from the airport?
- How do you get to the area from/to Corvinus?
- Can you walk or bike to Corvinus?
- Where is the closest supermarket (Aldi, Lidl, Spar, Tesco, Coop)?
- Where is the closest household shop (Müller, DM, Rossmann, Tiger etc.)?
- Where is the closest furniture shop (IKEA, JYSK, XXXLutz, Möbelix, Mömax etc.)?
- Where is the closest bank (OTP, CIB, Erste, K&H, MKB, Raiffeisen, FHB etc.)?
- Where is the closest post office?
- Where is the closest money exchange?
- Where is the closest newsagent?
- Where is the closest doctor?
- Where is the closest pharmacy (*gyógyszertár* or *patika* in Hungarian)?
- Where is the closest optician?
- Where is the closest hospital?
- Where is the closest police station?
- Where is your competent embassy located with respect to the area? (Embassies locations website: <http://www.kulugyminiszterium.hu/dtwebe/Irodak.aspx>)
- Where is the closest mall?
- What type of shops are around?
- Where is the closest electronic shop?

- Where is the closest clothing shop?
- Where is the closest hairdresser?
- Where is the closest restaurant?
- What type of restaurants are in the neighbourhood?
- Where is the closest pub?
- Where is the closest bar?
- Where is the closest café?
- Where is the closest bakery?
- Where is the closest market/market hall?
- Where is the closest gym?
- Where is the closest hotel?
- Where is the closest park?

WHAT TO CHECK IN A CONTRACT?

HOSTING

- Can you host people?
- If yes, are there any limitations?
- How many people will be living together?
- Do you have any other restrictions to hosting?
- When hosting, do you have to communicate it to the owner? If yes, how?
- How much time beforehand?

PARTIES

- Can you organise parties?
- If yes, how often?
- How many people can you invite maximum?
- Is there any specific rest period that you must respect and thus parties cannot be organised during that time?
- Do parties have a maximum acceptable length?

MOVING OUT AND TERMINATION

- In what state should you leave the property when you move out?
- Should you have the property professionally cleaned?
- Does the contract terminate automatically?
- Or do you have to communicate your willingness to terminate the contract to the owner?
- If this is the case, should you send a written notice?
- How much in advance should you send the written notice?

- Do you lose your deposit if you decide to move out before your official moving out date?
- Do you have to pay any penalty if you move out before your official moving out date?
- Do you have to look for a substitute if you move out before your official moving out date?
- What happens if you want to extend your contract?

PETS

- Is the apartment pet friendly?
- If yes, do you have to make any written communication to your owner if you decide to take a pet?

EXPENSES

- What is included in the rent?
- Is the cost of the utilities fix?
- Or do they depend on your actual consumption?
- Or is it a mix of the two (e.g.: fixed Wi-Fi, water and common costs, consumption-based energy and heating)?
- How are the extra expenses subdivided?
- If not included in the rent, approximately how much are they?
- Are there extra expenses to be paid monthly? Bi-monthly? Quarterly? Half-yearly?
- Is cleaning included?
- If you decide to stipulate the contract through an agency, is the rate/amount/commission/service charge clearly stated in the contract?

DAMAGES

- What is considered as damage?
- In case of damage, who bears the cost of repair?
- In case of damage, who bears the responsibility to fix it/arrange it for fixing?

- What if the damage has already been present before moving, but you did not have the opportunity to notice it?
- What if the damage has not been present when you moved in, but is the direct consequence of negligence from the owner/from previous tenants?
- If damage is already present at the time of the signature and the owner agreed to fix it, is it clearly stated in the contract?

We suggest that you take photos of the damaged goods before signing the lease agreement.

RENT AND DEADLINES

- What is the last date on which you have to pay the rent?
- What happens if you miss a deadline?
- Do other expenses have the same payment deadline as the rent?
- Do you have to pay the rent in cash or via bank transfer?

FURNITURE AND APPEARANCE

- What pieces of furniture does the owner agree to provide you?
- Can you rearrange your furniture while being a tenant?
- Are you able to make changes in the house (e.g.: drill the wall to hang pictures, change a lightbulb...), should the necessity to do that arise?
- Or do you have to contact the owner first, and then decide how to proceed?

KEYS

- How many keys will you receive?
- What does each key open?
- Is there any door that you can open with different methods (a code, a card...)?
- Where and when are the keys going to be given to you?

CHECKS AND INSPECTIONS

- Is the house going to be regularly inspected?
- If yes, how often?
- What is going to be checked? Cleanliness? Damages? Consumption?

ADDRESS REGISTRATION

- When can you register at that address?
- Can you use the contract (as it is as proof of housing)?
- Or do you have to take additional steps for it to be valid housing proof?

TYPE OF CONTRACT

- Is the contract a joint one (so the rent must be collected beforehand among tenants and later given to the owner)?
- Or an individual one (the rent must be paid by EACH individual directly to the owner)?
- How many people need to sign the contract for it to be effective?
- Is the contract immediately effective?

GUARANTEES

- Does the owner require you to have financial guarantors?
- Or any other guarantee (e.g.: proof of scholarship support, bank statements, working contract...)?
- What happens if the guarantor needs to intervene?

SUMMER PERIOD

- Can you occupy the place during the summer period?

- If yes, do you have to pay the full rent for all rooms in the apartment (if applicable)? Or just your normal rent?
- If no, why are you unable to occupy the house during the summer period?
- What happens if, for any reason, you request to stay in the summer period too?
- Is the house going to be renovated during the summer?
- If you are unable to occupy the house during the summer months, where can you leave your belongings? Is storage space provided?

SMOKING

- Is smoking allowed inside the apartment?
- Is smoking allowed right outside the apartment, for example on a balcony?
- What happens if the owner has a reasonable suspicion that you may have smoked inside the property (if smoking is not permitted)?

MISCELLANEOUS

- What are the start and the end dates? Where can you start the move-in process?
- In case of discrepancies between the Hungarian and the translated version, which one prevails?
- Be sure that you have the owner's valid contact details.

We hope that this guide will help you find a proper place. Enjoy your stay in Budapest!

With kind regards,

Student Services and Student Mobility Team of the Corvinus University of Budapest