

10 Step Guide To Successful Renting



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- 1) Get clear in your mind why you are going to live in Spain. This will affect what type of property and in what location you rent. No point in renting a nice finca miles from anywhere if you need to work.
- 2) It is often difficult to find a long term rental in Spain due to the busy summer season. People do not want long term rentals which will go over the high earning months of July and August so make sure your contract does not run out in June or you may not be able to find anywhere else to stay.
- 3) Make sure you fully understand the contract being offered. Always use a qualified interpreter if you do not speak Spanish fluently. You do not want to end up renting a property only to find that you are expected to redecorate it annually at your expense.
- 4) Make sure it is clear who pays the utility bills. It is normal with a long term contract for you to pay water and light but some landlords will try to get you to pay other items as well so always get everything straight before you sign.
- 5) You want to know in writing what you are responsible for if something goes wrong. If you are paying a security deposit make sure you know what that covers so you are not suddenly asked to pay for a washing machine which has broken down or the aircon which stops working.
- 6) Remember that the house owner is not responsible for insuring your possessions. If you are bringing anything in to the house you need to ensure it. That includes TV's, paintings, jewellery, clothing etc.
- 7) When you view the property make sure that what you are seeing is actually going to be available for your use. For instance a garage. The agent may show you the garage but the house owner might decide to lock up the garage and keep their person items in there. Rendering it unusable.

8) Establish what facilities you need a house to offer. If you are a web designer then you need an internet connection but internet is not often available in a rental property. You may, with the permission of the owner, be able to have it installed but check first.

9) If you have children then you need to ensure that there are schools and medical facilities available in the local area and suitable for the age of the children. Smaller towns do not always have a secondary school. Sometimes the children need to get the bus to a larger town nearby.

10) If you are renting an apartment or townhouse consider carefully if you really need a communal swimming pool. It may be good to have in May but not so good in August when the whole neighbourhood is in there and you are trying to work. Your needs when you live in Spain are different to your needs when you are on holiday - never confuse the two.

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