

RENTING A LONG TERM PROPERTY IN THE ALGARVE



Try to avoid arriving between May and September looking for a long term rental. This is the high season for holidays and there is very little available.

Properties tend not to be on the market for long in the Algarve, and there is little available in the summer months. Book somewhere for a few months when you arrive, and give yourself time to see what is available

Please be as responsive after your viewing as you were before. It is essential to provide proper feedback and also helps maintain a good relationship with the agency.

Not all properties accept pets – please be up front about whether you have animals and do not tell the agent after you have viewed a property that you have got a dog.

You will have a number of payments to make before moving into your rented property.

Be prepared to pay at least three months rent up front – one month for the reservation fee (which becomes the security deposit), one month on signature of the contract for your first month's rent, and a second month on signature of the contract for your final month's rent.

Tenants are not responsible for condo fees but MAY be responsible for garden maintenance and pool fees for villas and townhouses. This will be made clear on the contract, but ask the question when you are viewing a property.

Some properties are furnished or part furnished - some come with nothing. Please be clear about your requirements before visiting a property.

Documents you should be prepared to provide are as follows:

- a. Photo page of your passport for all tenants signing the contract
- b. Utility bill dated within the past three months with your current address
- c. Fiscal number
- d. Confirmation of what you do for a living
- e. Some owners also require a guarantor
- f. Some owners require sight of bank statements

Utilities (water, gas, electric and internet) are the responsibility of the tenant. Some property owners will leave these in their own name, and others will expect the tenant to take over the service.

Please note that when you arrive in your new property, the utilities MAY not be connected and it can take several days to put everything on. Please allow time for this when you arrive to live in your new property