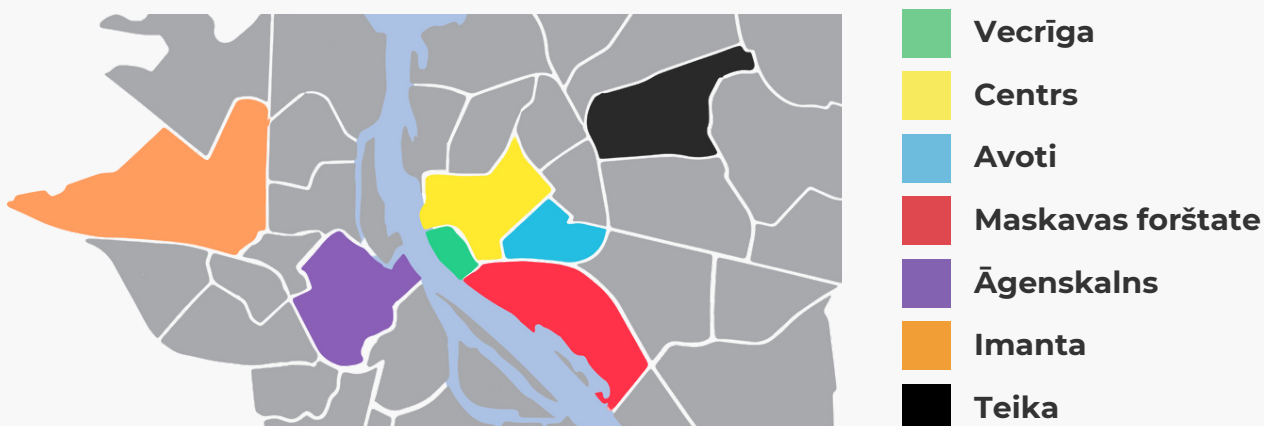


Student Housing Guide

Introduction

Welcome to your new academic journey! This guide is designed to ensure that your housing experience is secure and hassle-free, offering essential insights and tips to navigate student accommodations smoothly throughout your studies.

Full map [here](#)



1. Know Your City

Familiarise yourself with Riga's districts, considering safety, convenience, and costs.

2. Budget Wisely

Evaluate the full cost of rentals, including utilities, fees, and additional expenses (e.g., property insurance, property management, etc.).

3. Ideal Roommates

Choose compatible roommates based on habits, routines, and previous experiences.

4. Avoid Fraud

Use trusted platforms, inspect properties in person, and opt for secure payment methods to avoid scams. These are some commonly used ones:

- Arco Real Estate (Brokers fee may apply).
- rentinriga.com
- Estatelatvia.com
- cityreal.lv
- Student Housing offered by the University

5. Lease Agreements: Understand lease types, scrutinise agreements, and know your rights and obligations.

6. Insurance Matters

Consider renter's insurance and liability coverage to protect your belongings and mitigate liabilities.

7. Moving In and Out

Thoroughly inspect the property when moving in, double-check all documents for flaws, and follow proper notice protocols when moving out.

Essential Do's and Don'ts

Adhere to safe payment practices (e.g., bank transfers) and avoid cash or untrackable payments, insist on written agreements, and understand the legalities to safeguard your interests.

Verify the rental agreement thoroughly, ensuring it's available in both Latvian and English languages.

Examine charges and penalties (including late payments, pet rent, end-of-term cleaning fees, disruptive behaviour penalties, and property damages)

Comprehend the security deposit terms (e.g. whether it's fully, partially refundable, or non-refundable).

Distinguish between rental contracts governed by Residential Tenancy Law or Arbitration, detailed within the agreement.

Avoid inaccuracy by double-checking all specifics such as names, addresses, costs, and smoking policies, and seek clarity for any uncertainties.

Understand rules concerning subletting, guest policies, and additional regulations (e.g., animal policy, noise rules) provided by the landlord before signing.

Be familiar with the termination conditions and deadlines specified in the contract for ending the agreement.

Validate the agreement's legal basis and terms in alignment with the Residential Tenancy Law using the provided link for reference.

This guide empowers students with the knowledge needed to secure affordable, safe, and suitable housing, ensuring a seamless transition into their academic journey in Latvia.



Find more detailed information on all topics by scanning the QR code!

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