



IAS Warsaw

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Kabaty District 200m from Metro Kabaty

www.ias.edu.pl

How to rent an apartment in Warsaw

A guide for the International American School of Warsaw teachers. Please note that IAS is located in the Kabaty district of Warsaw. Its at the edge of the city. 200 meters away is the local Metro Kabaty subway station. This makes for good access to school from the city center.

You can find the school location on the map in the link below:



Contact

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How to rent an apartment in Warsaw

If you are wondering how to find an apartment in Warsaw then we hope that this document will help ease the process for you.

So how can a foreigner can manage rent an apartment in Warsaw?

We hope that with this know-how we are going to give you the knowledge, the tips, and the resources you need to succeed in your flat research in Warsaw! The guide is organized as follows:

- How to find an apartment in Warsaw: tips and resources
- Contracts: official or private agreement?
- What steps should be taken before you sign the rental contract
- Types of accommodations and price ranges in Warsaw ;

How to find an apartment in Warsaw: tips and resources.

Tips to find an apartment:

1. Get to know the districts. Pay attention to the distance to the center, distance to work, university, school, and shops.
2. Use multiple resources to find a house. Many rentals are private and advertise their place on newspapers or with online ads. Most of the apartment are rented through personal “connections”, try increasing your network and your chances to find an apartment will increase as well.
3. When you find a good house, maximize your chances that the landlord will choose you. This might be obvious to most of you, but dress well, be polite, smile, don’t be late to meeting and bring a Polish friend (which could help you if the landlord doesn’t speak English).

Resources to find an apartment in Warsaw :

- The housing and real estate

section of www.otodom.pl, www.morizon.pl, www.domiporta.pl

- real estate section of www.olx.pl (“nieruchomości”)
- If you are a student, check universities websites to find dormitories.

Contracts: official or private agreement?

In Poland there are basically two kinds of rental contracts that landlords can give you:

Private agreements: These are informal contracts through which landlords are basically sub-renting you the apartment.

Official rental contracts: formal contracts which are covered by tenancy law. This is the safer choice and you should really try to get one of these.

There should always be an inventory attached to the contract, for both furnished and unfurnished apartments.

A well-designed contract contains at least this:

- Identity information and permanent address
- Rental period (usually 12 month). Make sure you agree with the termination of the agreement in advance and include it in the contract. If you sign a contract for a fixed duration, i.e. 6 months or a year, don’t expect to be able to prolongate it. It may work, but there is no guarantee.
- Terms and conditions of rental and contract termination (include a period of notice)
- Monthly costs (and what is included. Water? Heating? Electricity? Administrative costs?)

- Deposit information: how much?

How will it be returned? The deposit is usually equivalent to one or two months of rent.

- Who's responsible for maintenance of the property? It's usually the landlord but watch out for hidden clauses in the agreement.
- Signature

What to do before you sign the rental contract for an apartment in Warsaw

It's time to finally sign the contract. But what if it's written in Polish? Since it's crucial to read and understand the contract you have some alternatives:

- Bring with you a Polish speaker
- Ask for a translation of the document
- Give up the idea of finding a flat in the private market and go to a good agency. Agencies usually take one month's rent fee for their services. Negotiate it down to 50% or more.

What is really important to notice (and agree) **before signing the contract**:

- What kind of contract is it? Private agreement or official contract? As we discussed earlier, you should always try to get an official contract, which will grant you Tenant's rights.
- Spot any damage and ask to take note of it in the inventory document. Take pictures of the flat in order to settle arguments about the condition of the flat.
- Try to talk to current tenants and neighbors. You can easily identify problems and annoyances.
- Check the personal data of the landlord – just try to google it.

What you should also ask:

- Apartments offer a great deal of freedom but get informed about quiet hours, visitors and pet restrictions.

Are there community rules you should know?

- Ask about rules regarding painting the walls or copying keys.
- Are you interested in subletting in the future? Make sure it is allowed.

Types of apartments in Warsaw and price ranges in the central districts (2023):

Studio apartments ('jednopokojowe' or 'kawalerka'):

- About 30-40 m²
- 1 living room with a bed
- Kitchen (sometimes in the same room, sometimes separated)
- 1 bathroom
- Good for one person or couples
- 2500 – 3500 PLN

Two-room apartments ('dwa pokoje' or 'dwupokojowe'):

- About 50 m²
- 1 living room
- 1 kitchen
- 1 bathroom
- 1 bedroom
- Hallway
- 3300 – 4200 pln
- Good for couples

Three or four rooms apartments (for groups) ('trypokojowe'/'czteropokojowe'):

- About 60-80 m²
- 1 living room
- 1 kitchen
- 1 bathroom
- 2/3 bedrooms
- Hallway
- 4500 – 7000 pln
- Good for families or groups of friends sharing

Public dormitories ('akademik'):

- the cheapest option
- shared room, kitchen and bathroom

- limited number available

- From 1100 pln

Private dormitories:

- Shared or private facilities

- From 1200 PLN

Naturally, the further from the downtown, the cheaper the prices. Bear in mind that according to the statistics, the average rent price in Warsaw is approximately 70 PLN per square meter. IAS is located in the area of Kabaty, its quite a distance from the city center so that makes it cheaper to live in the area.

Conclusion about finding an apartment in Warsaw

We hope that that if you adhere to these guidelines you will be well-prepared to find a good apartment. Please note that all the above is not definite, every price or situation depends on the location, the apartment itself, the landlord etc.

To sum up, the best advice we can give is to:

- use various resources when searching for a place,
- find a Polish speaker,
- read the contract carefully.