



**Servicio de Asistencia
a la
Comunidad Universitaria**

ADVICES FOR HOUSING AND ACCOMODATION

The University Community Assistance Service (S.A.C.U.) of the Seville University, through its legal counsel and advisors, has been involved in many problems that could have been solved and maybe avoided just following some simple recommendations.

WE RECOMMEND

1.- Do not hurry. We recommend looking for a place appropriate to your needs and, while you are looking for it, it's better to stay in a hotel, guesthouse or hostel.

The SACU offers to you, free, the possibility of looking for an accommodation through different options:

<http://sacu.us.es>



2.- Have a look at the house or apartment before you rent it, in order to avoid following problems (E.g. The house or flat is in a bad condition)

3.- Compare prices, as the price will change depending on the area, neighbourhood and type of house.

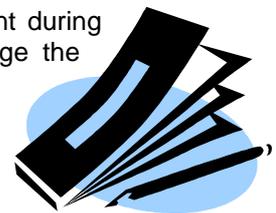
4.- Please check that the following questions are well specified in your contract:

- Beginning and ending of the contract.
- The fee you are being charged.
- The names of all the holders of the contract.
- Add an inventory of every piece of furniture, pointing out their maintenance status.
- Previously written consent of the owner if you want to sublet or transfer the contract.

5.- Always ask the owner for all the bills that may demonstrate the payment of the rent and/or other expenses as the deposit or the repairs you have made.

6.- Be sure that you want to stay in the same house or apartment during your whole stay in Seville. It may be difficult for the tenants to discharge the contract before its resolution date.

The Spanish Law states the following main causes of the cancellation of a contract:



- The mutual agreement between the lessor and the lessee.
- If the lessor disturbs the use of the house or apartment.
- If the lessor does not carry out the repairs or maintenance that are compelled by the law.
- If the lessor fails to comply with the obligations of the contract.

If you breach the contract, the lessor may not return the deposit and even claim more money for it.



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7.-Concerning the deposit, you ought to know that the cash deposit that the owner has to give you back at the end of your staying will accrue interest one month past the delivery of the keys if it is not returned.

8.- The lessor will take charge of the repairs if they are necessary to preserve the habitability of the house. The minor works the house may need will be the lessee's responsibility.

Spanish Law does not define what a "minor work" is, it may be convenient to negotiate the maximum price for these repairs in the contract itself.



9.- Please consult the S.A.C.U. legal counsel to receive direct and specific information before signing the contract, as it is easier than solving the problems that may arise once it has been signed.

WE DO NOT RECOMMEND:

- 1.- Hurry up and keep the first apartment/accommodation you find.
- 2.- Sign a contract without knowing the terms.
- 3.- Paying exorbitant prices for an apartment without comparing all the possibilities we are offered .
- 4.- Sign a contract without being absolutely sure of it, thinking that if you find something better you can easily discharge the contract and have your cash deposit back.
- 5.- Ask for a legal advice about the clauses of the contract to our legal advisors.



More information:

S.A.C.U. legal advice service.

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