



# TIPS FOR RENTING AN APARTMENT

Apartment prices are rising and so are the rental prices in Israel. At a time like this, it is important to follow a series of rules when it comes to apartments for rent so you don't miss apartments in the market with a lot of demand and little supply.

## CONSIDER WHETHER TO STAY

Already renting an apartment today? Just before you consider moving, it is important to check the situation in the rental market in the desired area.

It is possible that in the last year prices have risen significantly throughout the region, so it is worth considering whether to leave or stay for another year at the current price or with a minor update.

## TRY TO SIGN LONG-TERM

Try to close a long-term contract by hedging the possibility of a future rent increase. In the days when rental prices are rampant, a long-term rental is a possible solution. An apartment owner will be happy to have good tenants for a long time and will often be willing to compromise on the possibility of a future rent increase. Even if not – worth a try.

## COORDINATE EXPECTATIONS REGARDING THE GUARANTEES

Check in advance what guarantees and securities you can entrust to the apartment owner, and state your expectations in front of them. Sometimes, in the ad, the owner of the apartment will post a demand for collateral that is too high for your taste, but sometimes – after a conversation and getting to know each other – it is possible with the right negotiation to reach an equal footing. Do not give up on an apartment in advance, just because of the collateral and guarantees mentioned in the ad you saw.



## **DON'T BE SHY TO ASK**

Have you come to visit the property? Ask everything and they might think you're snoozing, but it's better than being left with unsolved questions about a dull damp stain you saw on the ceiling and ignored. Find out when the plumbing was last serviced, whether the apartment has serious problems with leaks or dampness, whether any of the furniture is left and whether you must keep it in the apartment. Other important issues are related to parking, among other things. It is also possible and recommended to check the flow of water in the various bars if you are going to enter the apartment with small children, be sure to make sure that bars are installed in the apartment, for example, and that the balcony railing is raised.

## **HONESTY WITH THE APARTMENT OWNER**

Be open, and honest with the apartment owner who is in front of you, he is just like you interested in peace for the entire rental period and so are you. Be sure to update yourself on your plans - are you interested in a short or long-term apartment? Do you bring an animal to the apartment? and more.

## **TAKE A TOUR OF THE NEIGHBORHOOD**

Walk around the property area. Get to know the neighborhood, the public facilities in it, the shops nearby, and the general atmosphere. Both public transportation is important and parking spaces, for you and potential guests, during the day and in the evening.

~ Credit to Ori Chudy, written for Yedirot Aharonot paper.



NOAM HOMES is truly a full-service brokerage, we are not just a real estate agency, our team are experienced and have a proven track record of success, in not just selling homes, but achieving record-breaking results for their clients. We work with the best professionals to help you in the buying / selling process.

For information, please contact us to set up a meeting -  
Office: +972-58-793-2222 | Email: [Office@noamhomes.com](mailto:Office@noamhomes.com)