



ACCOMMODATION

A place where a person permanently resides is called a home. It is compulsory for everyone in Turkey to have a residence address registered on the address system. A house is inviolable according to the Constitution, and it is not permissible to enter a person's house without their consent.

Those who are under International Protection or Temporary Protection are only allowed to reside in the provinces designated by the Directorate General of Migration Management according to their status. Failure to comply with this rule will result in restriction of the rights and services one is entitled to.

If you are not under such statuses, you are free to choose where to reside in Turkey.

Looking for a Home for Rent

Almost everyone dreams of living in a beautiful and affordable home. However, fulfilling this dream requires a comprehensive search. You have to identify the criteria that you require for a home before you begin the search. Keep in mind that the rent of the home you are willing to pay depends on the location and age of the building above other criteria.

You can look for a home in three ways. These are tracking the real estate ads in such media as the Internet and newspapers, working with a real estate agent or inquiring your acquaintances.

When you rent a house through a real estate agent, you must pay a service fee to that agent. The service fee corresponds to 10% of the yearly total rent amount + VAT (18%) regardless of the contract period. If you rent your house directly from the property owner as a result of internet or street search, you do not need to pay any fees.

There are some matters to take into consideration while looking for a home;

- ▶ You should make sure that you visit the home in concern before renting.
- ▶ You should investigate not only the home itself but also its surroundings.
- ▶ You should check if there is anything that requires repairing.
- ▶ You should pay attention to inclusion of such details as the rental value and the rate of increase, the contract period, the amount of deposit (which is not allowed to be 3 times more than the rent itself) as well as all fixtures and fittings and defects in the contract.



IMPORTANT QUESTIONS TO ASK YOUR LANDLORD/LANDLADY

- ▶ Are the expenses of electricity, heating and water included in the rent?
- ▶ Are there any items that belong to the landlord/landlady in the house? (Furnished for rent)
- ▶ May I do any modifications such as paintwork or decoration?
- ▶ Am I allowed to keep a pet?
- ▶ Who is responsible for maintenance of the house?
- ▶ Does the building have a parking lot?

Rights and Obligations of Tenants

- ▶ Once you sign the rental contract, the house is your private space. The landlord is not allowed to enter without your permission. However, the landlord may enter the house for maintenance or repair works at a time agreed with you in advance.
- ▶ You are obliged to return the house in the condition that you received it.
- ▶ The deposit you paid while renting will be returned to you at the end of your tenancy. However, the damage that you inflicted on the home may be deducted from the deposit. If such damages cost higher than the deposit, you are obliged to pay for the balance.
- ▶ You have to pay the rent on the agreed date and in the manner specified in the contract.
- ▶ Your landlord/landlady is not allowed to evict you without a good cause within the period of the rental contract.
- ▶ The rate of increase may be specified in the rental contract. However, the amount of increase shall not exceed the price index of the previous year. You can easily confirm the price index at www.tuik.gov.tr or from other official online sources.

Purchasing Real Estate

Foreigners have the right to own real estate (house, land, shops etc.) in Turkey. However, it is subject to certain limitations. Please consult to Provincial Directorates of Land Registry and Cadaster for details about such limitations.

You can get a housing loan from a bank while purchasing real estate in Turkey. Each bank has different conditions for extending a housing loan. Obtain information about housing loans from different banks if you plan to use a loan.

The matters to pay attention to while renting a home should also be taken into consideration while purchasing a home.

In order to avoid being tricked while purchasing a home, you can inquire from the Provincial Directorates of Land Registry and Cadaster or Directorates of Land Registry whether a lien or restriction is established on the house. Sales procedures for real estate (houses, lands, shops, etc.) in Turkey may only be performed in the Directorate of Land Registry where the relevant real estate is registered. Once you agree on the terms of the real estate you want to purchase, you should apply to a Directorate of Land Registry to finalize the sale.

It is recommended to beware of swindlers while purchasing real estate. It is also recommended to perform payment and transfer procedures at the Directorate of Land Registry simultaneously.



Things to Do after Moving in a Place

There are certain things to do after you rent or purchase the place you will stay in Turkey. Subscribing for electricity, water, natural gas, telephone services, etc. is among the most important things to do. You should terminate your subscriptions in your previous place and have your home insurance policies, if any, amended for your new home. You should also update your newspaper and magazine subscription and bank transaction addresses.

You should register your new address to the address registration system by notifying the District Registration Directorates within 30 days and Provincial Directorate of Migration Management within 20 days.

Compulsory Earthquake Insurance is compulsory for every house or apartment in Turkey. This responsibility lies with the owner.



To make a subscription agreement, you should contact the electricity sales company in the region.



Your water subscription will be activated once you pay the security deposit.

SUBSCRIPTIONS

While moving in a house/apartment or establishing a workplace, it is compulsory to have electricity and water subscriptions and optionally natural gas and telephone subscriptions signed under the name of the moving person. Any person who moves into another place by purchasing or renting should subscribe in person or under a power of attorney. Subscription procedures can be carried out through the relevant sales company or you can apply via e-government (e-devlet) system.

Electricity Subscription

You should make sure that you subscribe to electricity services for your rental or own place. If there is a place where you previously lived and you had an electricity subscription for that place, you should terminate the subscription of the previous and transfer your subscription to your current place. You have to go to the electricity company in your area to sign a subscription contract.

You have to present the compulsory earthquake insurance policy during the subscription procedures. The electricity service provider will claim security deposit for subscription. This will be repaid when you terminate your subscription.

Water Subscription

You must apply to the metropolitan municipality if you live in a metropolitan area or to the Directorate of Water and Sewerage Services of the relevant municipality if you live in any other unit of settlement.

Your water subscription will be activated once you pay the security deposit.

Natural Gas Subscription

You have to apply to the natural gas distribution company in your city in order to start your natural gas subscription for the place you purchase or rent. If there is a house or apartment you previously lived in and you had subscription for that place, you should terminate the subscription of the previous and transfer your subscription to your current address. You have to present the compulsory earthquake insurance policy during your subscription procedures. The natural gas distribution company will claim security deposit for subscription. This will be repaid when you terminate your subscription. If a card-paid (prepaid) natural gas meter is used, security deposit is not required. You only need to charge credits to the card from subscription centers or authorized points of sale.

Telephone, Cable TV, Internet, Satellite Subscriptions

In order to use such services as the Internet, cable TV or satellite in your house or apartment or workplace, the relevant application for the services should be made and subscription should be started.

Applications for subscription may be made in person, by telephone or online depending on the service provider.

Service providers offer various contract or non-contract packages and tariffs for relevant services. A subscription that is both sufficient and affordable should be selected during subscription.

Authorized staff from the distribution company will come to your place to install and activate the services. An appointment date is assigned by the company for this purpose. The subscriber or a person specified by the subscriber should be present in the address on the date and time of appointment.

