

10 Golden Rules for Swiss House Hunting

Switzerland is a beautiful place but securing a home to live in is not always easy. In a normal healthy rental market vacancy level is around 5%, but in Switzerland currently is only 0.17%.

Nearly all properties available can be found on the internet, making it very competitive but we can help and so can you by reading the guide below:

- 1 Be flexible**, due to high demand, landlords and agents often only offer viewings in a group format or open house with set times, sometimes at short notice.
- 2 Decide quickly**. Once you have viewed a property you should decide that day if you wish to apply and inform us immediately. If you take time to think about it, you risk missing out.
- 3 Larger properties in Switzerland are normally given to families**. Landlords will look at your family size and may not offer the property if they think it is too large or too small.
- 4 Your income matters**, and you should be looking to spend about ¼ of gross fixed income (1/3 of your net fixed income) on rent. Please target properties around this range as applying significantly above or below this will weaken your chance of securing a lease.
- 5 Landlords and agents will be assessing you** and they decide who to assign the property to. It's important they like you, dress smart, be polite and friendly during viewings "it's an interview".
- 6 Rental amounts are not negotiable** except in exceptional circumstances. Trying to negotiate on rent (either increase or decrease) will antagonise owners and agents as it's a cultural mistake.
- 7 Your pets can add to the challenge**, so having a nice photo and letters of recommendation from previous landlords or neighbours can help. Some owners will also request specific pet cover within housing insurance.
- 8 Have all your documentation ready when applying**. Make sure to update your relocation consultant if you have new documents or changes to your immigration status this will help.
- 9 Landlords look for low maintenance tenants** who will not cause them extra work, so try to avoid unnecessary requests. If you do have requests work with your relocation consultant who can provide guidance.
- 10 Everyone wants their dream home but be prepared to compromise**. Sometimes compromise is necessary in order to secure the property that most closely matches your needs.

Don't be discouraged!

It is not unusual to receive application rejections. There are often numerous 'good' applications for a property and only one can be chosen. Our role is to guide you through the process and ensure you are best positioned to secure the home you want