

## **How Renting In China Works**

### **Finding an apartment**

Available apartments are listed with local real estate agents. The process for finding and renting an apartment in China is usually necessary to be done in person in order to coordinate with the real estate agent. A real estate agent will ask you questions about what kind of apartment you are looking for (number of bedrooms, location, etc.) and then will be able to take you to view available apartments. If you find an apartment that you like then you can ask the agent to contact the landlord.

There are some websites that can be used for looking at available listings such as (shenzhen.anjuke.com and 58.com) but be aware that it is not uncommon for many of the listings to be fake (e.g. 1 available apartment listed numerous times with different rental prices in order to increase customers for that agent). The real apartment availability situation isn't known until you ask an agent in that area.

### **Signing a Rental Contract**

There is usually not much room for negotiating the rental fee, but after the monthly rental fee is agreed upon and both landlord and tenant have agreed then the agent will coordinate the signing of a rental contract. Typical contracts are the length of one year. It can be difficult to find a landlord willing to sign a shorter contract.

### **Deposit and Agent Fee**

A rental deposit, given to the landlord, is typically two months of rent. You will need to retain the receipt given to you for the deposit amount. You will need to pay an agent fee to the real estate agent; both the tenant and the landlord will pay. The tenant will pay an amount equal to half of 1 month's rent. The landlord will pay the same amount. Do not attempt to circumvent the agent fee by allowing the landlord to directly negotiate with you. This is unprofessional and takes advantage of the work of the agent.

### **Apartment Availability**

June to August is the peak rental time due to a high number of potential tenants. This can cause the availability of apartments to be low and the prices can rise.

### **Utilities**

Tenants are required to pay for utilities and management fees. Each landlord's method for managing this payment is slightly different, but the use of apps on wechat to pay such fees is becoming more prevalent and convenient.

### **Ending the Contract and Departing China**

When it is time to end the rental you will need to contact the landlord. If ending at the end of the contract then your deposit would be returned according to the contract. If breaking the contract before

the end then it is usually expected to give notice ahead of time (according to the contract), notifying too late would result in the forfeit of your deposit.

### **Communicating with the Agent and Landlord**

Most real estate agents in the area do not speak English. Whether or not the landlord speaks English is hard to say; it would depend on the landlord's individual background. Students have found that using WeChat to communicate with the real estate agent and using the translate function has been useful for navigating this situation.

### **Areas around Campus**

#### **Area 1 and 2-集悦城 Sofun land**

These are two locations of lower-priced apartments under the same branding. Apartment types available include single and loft-style (sleeping area is in a loft above the living area) apartments. The cost generally ranges from 2,000 to 3,000rmb per month, excluding utilities. Management fees are approximately 200rmb per month. Some of the apartments do not include kitchens and instead have a shared cooking area with several other apartments.

#### **西丽 Xili**

There are some available single room apartments nearby the south side of Shenzhen Polytechnic. Prices range from 2,000-3,000rmb per month. Xili is one subway stop west of the University Town stop.

**See Map on Next Page**

