



This flyer embodies Measure 11 of the Municipal Plan for the Integration of Migrants and was issued by **the Local Commission for Interculturality.**

Useful Links:

www.cm-odemira.pt
(Municipal Plan for the Integration of Migrants)
www.seg-social.pt
www.portaldasfinancas.pt
www.acm.gov.pt

HOUSING RENTAL AND THE MIGRANT

- MIGRANT CITIZEN -

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“1. Everyone has the right, for himself and his family to housing of adequate size, in a hygienic and comfortable condition, preserving personal intimacy and family privacy.”

in Constitution of the Portuguese Republic, Article 65, Housing and Urbanism



THE LEASE AGREEMENT

It entails **RIGHTS AND DUTIES** for both the landlord and the tenant.

Makes the Lease process more **FAIR** for both parties.

It brings tax benefits to both the landlord and the tenant:

In case of non-payment of rent by the tenant, the landlord may request the eviction;

The tenant can only be notified for eviction for just cause.

TENANT

Duties

- Pay the rent monthly on the expected date;
- Pay current expenses: water, electricity or gas bills;
- Keep the property in the same state as it was received;
- Inform the landlord of problems occurring in the dwelling (clogged pipes, broken glass, electrical problems...);
- Effectively use the property for its intended purpose (housing or non-housing);
- Authorise visits to verify the leased location, if requested by the landlord;
- Comply with rules of good neighbourhood with the landlord and others living in the same building or in nearby dwellings;
- Return the property as in the state when entered.

Rights

- Living well with your family/people with whom you share the property, respecting the housing capacity;
- You can make minor changes to the property. Examples: holes for hanging pictures, television cables or shelves;
- Undertake urgent and immediate repairs, being entitled to reimbursement of costs if the owner fails to do so in due time.

RULES OF GOOD NEIGHBORHOOD ...

- Greet your neighbours;
- Do not throw trash on the floor and dispose of it in a proper place;
- Keep the volume of your TV or sound system at appropriate levels;
- Do not make noise disturbing neighbours, particularly between 10:00pm and 07:00am in the morning;
- Avoid doing DIY work and / or building conservation from 08:00pm.