CARD | RENTING IN BUDAPEST

Check before you pay: signs a listing is genuine

These green lights take a few minutes to confirm and let you pay with confidence. When one is missing, simply pause and ask before any money moves.

1. View

- **You have seen the flat in person,** or on a live video call where you direct the camera, with someone you trust confirming it on site.
- **The photos match the flat** and do not appear on other listings under different names (a reverse image search takes a minute).
- **The price is in line with the district.** Early 2026 citywide asking rents: about 190,000 HUF for a studio, 260,000 HUF for a one-bedroom, 360,000 HUF for a two-bedroom (KSH-ingatlan.com rent index).

2. Verify

- **The landlord meets you,** or sends a representative with written authorisation from the owner.
- **The owner's name matches the tulajdoni lap** (title deed) from the electronic land registry. An authenticated copy costs about 4,800 HUF (around 13 EUR).
- **Any agent fee is explained in writing.** Where an agent is used it is about one month's rent, normally paid by whoever hired the agent.

3. Sign

- **A written lease is offered,** ideally signed before two witnesses for full evidential force.
- **The deposit is 2 to 3 months' rent** (3 with pets), with its return terms in the lease.
- **You have time to read and decide.** A fair landlord is happy to wait a day.

4. Pay

- **Payment by bank transfer,** after viewing and signing, with the amount written in the lease.
- **A handover protocol** with meter readings and photos is planned for move-in day.

> **IF A GREEN LIGHT IS MISSING**
> Pause and ask. A genuine landlord can usually fix it in a message: share the title deed, set a viewing time, put the deposit terms in writing. If they cannot, it is fine to keep looking. Help and the full checklist: www.hona.hu/renting