CHECKLIST | RENTING IN BUDAPEST

Rental Viewing Checklist

What to look at and ask when you view a flat to rent, with the Hungarian phrases so nothing gets lost in translation. It works well for a one-weekend viewing trip: line up 6 to 10 viewings, use one column of the comparison table per flat, and decide with confidence.

Before you go

- [ ] **Know the going rate.** Early 2026 citywide asking rents average about 190,000 HUF a month for a studio, 260,000 HUF for a one-bedroom and 360,000 HUF for a two-bedroom (KSH-ingatlan.com rent index). Central districts sit above, outer districts below.
- [ ] **Confirm who you are meeting:** the owner, or a named agency. Where an agent is involved, the fee (about one month's rent) is normally paid by whoever hired the agent, usually the landlord. If you are asked for a fee, ask in writing what it covers.
- [ ] **Plan to pay only after you have viewed the flat** and seen the owner's name on the title deed (tulajdoni lap). That one habit keeps every rental straightforward.
- [ ] **Viewing from abroad?** Ask for a live video viewing where you direct the camera, and have someone you trust confirm the flat in person before money moves.

In the flat

- [ ] Run the taps and the shower: water pressure, and how long hot water takes to arrive.
- [ ] **Heating type:** gázkonvektor (gas heater), távfűtés (district heating) or a gas boiler. Ask what last winter's bills were.
- [ ] Open the windows: street noise now, and at night if there are bars nearby. Note which way the bedroom faces.
- [ ] Look at corners, window frames, behind furniture and the bathroom ceiling for damp or mould.
- [ ] Check phone signal in every room, and ask which internet providers serve the building.
- [ ] Find the meters (electricity, gas, water) and check you can reach them.
- [ ] Check what stays: washing machine, fridge, furniture. Photograph anything you are promised.

Questions to ask (Hungarian included)

- [ ] **Mennyi a közös költség, és mit tartalmaz?** How much is the common charge, and what does it include?
- [ ] **Mennyi a kaució?** How much is the deposit? Two to three months' rent is standard (three with pets).
- [ ] **Mennyi volt a rezsi tavaly télen?** What were the utility bills last winter?

- [ ] **Ki a tulajdonos? Szerepel a tulajdoni lapon?** Who is the owner, and are they on the title deed?
- [ ] **Mikortól költözhető, és milyen hosszú szerződést szeretne?** Available from when, and what lease length do you prefer?
- [ ] **Lehet-e háziállat?** Are pets allowed?
- [ ] **Be tudom jelenteni a lakcímemet?** Can I register my address here? (You need the owner's consent for the address card, the lakcímkártya.)

Green lights before you sign

- The landlord is happy to share the lease draft in advance, so you can read it calmly (compare it with our bilingual lease template).
- The person signing matches the owner on the tulajdoni lap, or has written authorisation from the owner.
- The deposit and rent are paid by bank transfer, and the deposit amount and return terms are in the contract.
- A handover protocol with meter readings and photos is agreed for move-in day.
- You have time to decide. A good flat with a fair landlord does not need a same-hour answer.

Compare the flats you viewed

One column per flat. Fill it in straight after each viewing, while the details are fresh.

	Flat 1	Flat 2	Flat 3	Flat 4
Address / district				
Rent (HUF / month)				
Közös költség, and what it includes				
Deposit (months)				
Heating type				
Last winter's utilities				
Furnished? What stays				
Noise, light, orientation				
Damp or repairs noticed				
Owner on tulajdoni lap?				
Address registration OK?				
Available from				
Overall feeling (1 to 5)				

GOOD TO KNOW

Rent is rarely the whole monthly number. In a condominium building the common charge (közös költség) is set per m^2 by each building: about 180 to 350 HUF per m^2 a month where water is metered separately, and about 470 to 620 HUF per m^2 where water is included (2026 rate sheets from two Budapest buildings). Metered utilities add roughly 30,000 to 55,000 HUF a month. Ask for the actual figures before you sign.

Euro figures are approximate, at about 365 HUF per EUR (ECB reference rate, 30 October 2026); check the live rate against any real offer. Figures and steps are taken from the guide at www.hona.hu/renting, where each one is sourced and dated. This is general information, not legal advice. Rules and fees can change, so confirm anything that matters with the relevant office or your own lawyer.