

Renting in Spain: Pre-Signing Checklist

Grandiora Real Estate — Barcelona · Maresme · Costa Brava

1. Verify the contract basics

- Full name & NIF/NIE of the landlord (or managing agency) matches the property registry.
- Exact address, cadastral reference, and rental period stated clearly.
- Monthly rent, deposit, and all extra fees in writing.

2. Deposit & guarantees

- Deposit amount (by law up to 2 months for housing, but negotiate).
- How and when the deposit is returned after you leave.
- Any additional guarantee (bank guarantee / aval) required.

3. What's included in the rent

- Community fees (comunidad) — who pays?
- IBI (property tax) — who pays?
- Utilities (water, electricity, gas, internet) — separate or included?
- Garden/pool maintenance for villas — who covers it?

4. Inventory & condition

- Signed inventory (inventario) with photos of every room.
- Condition of furniture, appliances, walls — documented.
- Pre-existing damage noted to avoid losing your deposit.

5. Contract length & termination

- Duration (typically 5–7 years for landlords, but check your exit clause).
- Notice period to leave (usually 30 days).
- Penalties for early termination.

6. Annual rent increases

- Index applied (IPC / CPI) and when it updates.
- Whether the increase is capped or negotiable.

7. Who can live there

- Can you register (empadronamiento)?
- Pets allowed?
- Subletting / Airbnb — permitted or prohibited?

8. Keys, access & rules

- Number of keys and access codes.
- Community rules (pool hours, parking, noise).

9. Before you sign

- Never pay "reservation fees" before seeing the signed contract.
- Read the contract in a language you understand.
- Keep a signed copy with all annexes.

10. Moving-in day

- Meter readings (water/electricity/gas) recorded in writing.
- Keys handed over + final walkthrough with photos.

Need help finding the right property?

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