

外籍生校外租屋參考資訊

Information on House rental for foreign students

租屋契約訂定注意事項：

(一) 務必要請房東出示身分證明、房屋所有權狀、房屋稅單或是登記謄本，以確定房東真實身分。

Signing a lease:

Asking the landlord to show the identity certificate, premises ownership statement, housing tax slip or transcript of real estate registration to ascertain the landlord's real identity and to make sure if he/she is the owner of the house or if he/she is the tenant who can sublease the premises (In the case of a tenant, ask him/her to show the original lease to understand if the premises can be subleased as stipulated in the original contract.)

(二) 租金多少？何時繳納？租約期限有多長？是否給付押金？金額多少？租金給付方式？

The information on the rent, when to pay, the duration of the lease; whether to pay a deposit or not? How much? And how to pay the rent?

(三) 房東提供哪些家具及設備，其使用現況如何，對於狀況不佳的設備，最好可以拍照存證，以免苦無證據。

Knowing what kinds of furniture and equipments the landlord will provide. It would be recommended to take pictures of items that are not in good condition to avoid future disputes.

(四) 確定房東有無要求特殊限制，例如是否可以炊膳？養寵物？

Finding out if there is any limitation set out by the landlord – e.g. if the tenant may cook or keep pets.

(五) 若與房東同住，公共區域使用之權限與範圍？

If the tenant shares the apartment with the landlord, make clear the rights and limitations of the commonly shared areas.

(六) 租賃雙方於簽約時記得留下對方之身分證明。

When signing the lease, both sides should make sure to get each other's ID. (like a photocopy of ID card, passport or alien resident certificate).

(七) 契約書內容中若有更改處，雙方要加蓋印章或共同簽名，以防止未來發生糾紛情事。

When there are alterations in the contract, both sides should stamp their chops or place their signatures at the changes to prevent future disputes.

(八) 簽約完畢，雙方各執一份契約書存留。

After signing the lease, each side keeps one copy of the document.

(九) 租屋法則，應多問，多看，多比較，方能找到最適合的房子。

Rules of thumb for house-renting: Spend more time on looking around, checking the premises, and making more comparisons to find the right house.

契約書期限：

一般以半年至一年不等，視其地點而定，學校附近多以半年或一學期為期限，其它則多為一年，押金則一至三個月不等。

Terms of leases:

The terms of leases generally vary from 6 months to 1 year, depending on the location. For apartments close to schools, the lease normally runs from one semester to half a year. And it's generally around 1 year. The deposits range from one month's to 3 months' rental.

三、 若需詳細相關資訊，可進入下列網站查閱：

Relevant information is available at the following websites:

(一) 內政部入出國及移民署外來人士在臺生活資訊服務網

NATIONAL IMMIGRATION AGENCY INFORMATION FOR
FOREIGNERS IN TAIWAN

<http://iff.immigration.gov.tw>

(二) 崔媽媽基金會網站：

TSUEI MA MA Foundation for Housing and Community Services

<http://www.tmm.org.tw/English/index.html>

(三) 師大華語中心網站：

National Taiwan Normal University Mandarin Training Center

<http://140.122.110.12/mtcweb/index.php?lang=en>

(四) 台北國際學舍：

International House of Taipei

http://emmm.tw/L3_content.php?L3_id=1962