

INFO ON STUDENT ACCOMMODATION IN PADUA

Short guide edited by the Coordinators of the Buddy students

<https://www.unipd.it/en/buddy>

Contents:

[Introduction](#)

[Contact for advice](#)

[Telegram Channel](#)

[University residence halls](#)

[Private accommodation](#)

[Types of rental agreements](#)

[How to avoid fake ads](#)

WELCOME!

We are very happy that you chose Padua as your destination for your mobility period! We really want you to have the best time here and, since we know that looking for a room in a foreign country may be quite stressful, we would like to provide you with this short guide, to help you during your search and warn you about possible fraudulent ads.

WHERE TO LOOK FOR A FLAT?

First of all, we advise that you start searching at least 4-5 months before your arrival, don't wait, it may already be too late!

When searching for a flat on the private market, try to get familiar with the available websites and solutions well in advance, so as to be ready when your actual search begins: to help you on this process, we provide below a list of different possibilities and several websites where announcements are posted. Of course, the same ad could be posted on several websites.

If you have a Buddy, they will get in contact with you some time before the start of your mobility (end of August if you arrive in the first semester, end of January if you arrive in the second semester). You may ask your Buddy to support you and give you guidance on housing-related topics. Anyway, the Buddies are not real estate agents and finding a place for you to stay is not part of their tasks.

If you start searching late or you notice that there is no availability in the city of Padua (or the prices are too high for your budget), we suggest that you move your search outside Padua, in the first suburbs area (Ponte San Nicolò, Cadoneghe, Albignasego, Vigodarzere, Limena, Rubano, etc.) or even beyond, towards the other main towns nearby, like Vicenza and Mestre.

Take a look at the bus and train lines and try to search for places near a bus stop or a train station: the whole wide metropolitan area (Venice, Padua, Vicenza, etc.) is well connected and commuting from one city to another is very common for students and workers. You may also find cheaper solutions in smaller towns outside Padua, but you might need to create a group with other students in order to be able to rent a whole apartment.

ADVICE WHEN LOOKING FOR PRIVATE ACCOMMODATION:

buddy.advising@gmail.com

We are not real estate agents!

We cannot search a place for you or contact the landlords, but we can answer general questions and advise you in case you suspect a scam.

TELEGRAM CHANNEL WITH ADS FROM OTHER STUDENTS:

<https://t.me/HousingTB>

Do you want to see if other students are leaving a room?

This Telegram group was born with the aim of providing a safe space where future incoming students can find ads of rooms which belong to other international students who will soon go back to their country or to Italian students who will leave Padua. If an ad catches your attention, please contact the other student directly for information.

Once you will be leaving Padua, we strongly encourage you to write an email to buddy.advising@gmail.com providing them with the details of your ad (additional instruction on this will follow during the year).

We also ask students to inform the administrators if their ad is no longer available, so to have it removed quickly.

UNIVERSITY RESIDENCE HALLS:

Due to the limited number of places available in the students' halls of residence, only non-European students who need a study visa to enter and stay in Italy can apply for accommodation. These students will be invited by email to fill in an Accommodation form, in order to request a place. The rooms will be assigned based on the chronological order of the requests. We cannot guarantee that all non-European students will be assigned a room.

In case a few places are still available after the first round of room allocations, European students will be invited via email to apply for a place in the dorms.

Deadlines: This info will be provided in the invitation email which is usually sent around 4 months before the start of the semester.

PRIVATE ACCOMMODATION:

- Housing Anywhere:

You can search for private accommodation on HousingAnywhere, an international housing platform for students, PhD candidates and trainees. Through HousingAnywhere you can safely book your new accommodation, offered by verified private landlords and by outgoing students. Rooms offered by outgoing students can be easily recognized thanks to the "Verified Student" VIP badge on their profile. To receive an UniPd VIP profile and priority access to the listings:

<https://www.unipd.it/housinganywhere-pd-en>

For more information: vip@housinganywhere.com

- **ESN – Erasmus Student Network Padova**

We highly recommend you to get the ESNcard, the membership card of ESN which gives you access to all the services offered by ESN and their partners. ESN supports students on their search for an accommodation by providing the card holders a rent discount if they take an accommodation with ESN partner housing agencies in Padua:

BedStudent: <https://esncard.org/discount/bed-student-housing-service>

DoveVivo: <https://esncard.org/discount/dovevivo-housing-service>

Spotahome: <https://esncard.org/discount/spotahome-italy-0>

ATTENTION! You need to mention ESN from the first contact, otherwise the discount won't be applied! Please follow the instructions published on the ESN website.

You can also join the Facebook group of Incoming students here:

<https://www.facebook.com/groups/esnpadova22.23>

For further information on ESN, please refer to:

Main site <https://padova.esn.it/en>

Facebook Page <https://www.facebook.com/esnpadova>

- **Facebook groups for advertisements:**

https://www.facebook.com/groups/cercocasapadova/?ref=br_rs

https://www.facebook.com/groups/314428045409099/?ref=br_rs

https://www.facebook.com/groups/1533212173578394/?ref=br_rs

https://www.facebook.com/groups/1089557554405943/?ref=br_rs

- **Other websites for flat advertisements:**

Note: the same ad could be posted on more than one of these websites

<https://www.campluscollege.it/en/residence-halls/padova/>

<https://www.stanzasemplice.com/appartamenti/padova>

<http://padova.bakeca.it/>

<https://www.progettogiovani.pd.it/bacheca-annunci/>

<http://www.kijiji.it/case/affitto/>

<http://www.phosphoro.com/>

<https://erasmusu.com/en/erasmus-padua>

<http://www.padovaforyou.it/>

<http://www.easystanza.it/?l=1>

<http://www.subito.it>

<http://www.studenti.it>

<https://erasmusplay.com/en/>

<https://www.uniplaces.com/>

<https://www.studentsville.it/student-rooms-padua/>

<https://www.nestpick.com/student-accommodation/padova/>
<https://it-it.facebook.com/groups/PadovaHomeStudent/>
https://case.trovit.it/index.php/cod.search_homes/type.5/what_d.Padova/sug.0/isUserSearch.1/order_by_relevance/city.Padova/
<https://www.immobiliare.it/affitto-case/padova/?criterio=rilevanza>
<https://www.casa.it/affitto/stanze/padova/>
<https://www.roomgo.it/> (requires signup)
<https://www.uniaffitti.it/listing.php?C=PD>
https://www.gabinohome.com/en/searchresults.html?country_code=it&id_region=722&id_area=&id_zone_6=&id_supercat=102&id_cat=
<https://www.roomtastic.it/it/annunci/padova.html>
<https://www.idealista.it/affitto-case/padova-padova/>
https://www.homepal.it/ricerca/privati?Guid=54210ac9-0998-4b34-b17a-fb9ea2ed032a_637574541041733385

You may find useful checking these sites as well

<https://www.homestay.com/>
<https://www.airbnb.com/>
<https://www.homeaway.it/>

- **Short-term solutions:**

Have you decided to come and visit different rooms before choosing? You haven't found a solution yet and your arrival date is approaching? Don't worry, here is a list of useful sites where to look for short-term solutions before you find the right one!

<https://www.italian.hostelworld.com/>

<https://www.airbnb.it/>

<https://www.trivago.it/>

<https://www.booking.com/index.it.html>

<https://www.couchsurfing.com/>

TYPES OF RENTAL AGREEMENTS

This section aims to provide information on the most common types of rental agreements in Italy, those most suitable for students and the required practices to sign a contract in safety.

Here are the most common types of rental agreements in Italy: be aware that here we show how they generally work, but each rental agreement may have specificities that you have to consider and discuss with your landowner before signing the contract.

- 1) Rental agreement "free rent lease" (*contratto di locazione a canone libero*). This rental agreement lasts no less than 4 years and can be automatically renewed for another 4 years when it expires. The monthly rent is not fixed and can be decided jointly among the parts (tenants and landowner). So, the monthly amount can be subject to change over time. Additionally, this kind of rental agreement requires a payment on the phase of its official registration. You can withdraw from the contract at any moment by sending a formal letter ("*Lettera di preavviso*") 6 months before the actual withdrawal takes place.

- 2) Rental agreement at “agreed rental lease” (*contratto di locazione a canone concordato*). It has a duration of 3 years + 2 years of extension, the monthly rent is more regulated and cannot vary over time during the validity of the agreement. Still, you need to send formal communication if you decide to withdraw the contract 6 months in advance and make a payment at the registration phase.
- 3) Transitory rental agreement (*contratto di locazione transitorio*). This rental agreement lasts from a minimum of 1 month to a maximum of 18 months. It requires registration only if it exceeds the length of 30 days, and you don’t have to send a formal letter at the end of your stay as the contract will automatically expire at its end.
- 4) A special kind of transitory rental agreement is the one for students (*contratto di locazione per studenti*). It lasts for a minimum of 6 months to a maximum of 36 months. It doesn’t require any payment in the registration phase, and it is very convenient for both the landlord and the tenant. This is the most chosen type of rental agreement among university students.

The best solutions for students are the transitory rental agreement and the one for students.

Take over of the lease (i.e. “Subentro”)

Are you facing difficulties in finding a room as you are only staying for a few months? There is an option you may consider: you can take over the lease of someone who is leaving their room (*“subentro”* in Italian). You basically take the place of a leaving student and enter a rental agreement already in place by paying 67 euro (generally shared between incoming and outgoing tenant) and signing a specific document. You can do that in every rental agreement unless there is an explicit section in it stating that the takeover is not possible.

You can consider then looking for outgoing students from the University of Padua still looking for somebody to take their place. Try to look for the different Facebook/Whatsapp groups of your new courses/faculty, for Erasmus groups of the city of Padua and then ask for people needing a *“subentro”*. If you can't find the groups for your courses, you may consider going here and ask for the official ones <https://www.unipd.it/contatti-ricevimenti-tutor>.

You can also go to [this ESN Facebook group](#) and ask for information. You can also consider the opposite: you sign a rental agreement for one year and then you look for an incoming student taking your place when you’ll leave. Remember to check on the rental agreement to see whether the takeover (*subentro*) is possible or not and remember that in case you can’t find one you are in charge of paying for the whole year, so we really encourage you to speak frankly with your landowner about this possibility and look for someone else to take your place well in advance.

What happens when I sign the rental agreement?

Once you agree with the landowner about a specific housing solution, you are required to sign the contract, which must report your fiscal code: you will receive the official certificate by email from the Project and Mobility Office before your arrival. If you need it urgently you can contact them, but only if the owner insists to sign the contract immediately, otherwise you should ask to wait for the official certificate or to draft a preliminary contract, for which you can use a calculated code that you can [obtain here](#) (just pay attention to insert all your name/surnames, otherwise the code won’t be correct).

Once the rental agreement is signed, you must pay the first month and pay a deposit. The deposit can’t exceed the number of three-monthly payments and it will be given back to you at the end of your stay, unless you damaged the property. In such a case, part of or the entire deposit will be held back by the landowner. After the signature, the landowner has to register the rental agreement within 30 days at “Agenzia delle

Entrate" (the Italian governmental agency in charge of Real Estate registry) and has to give you back a formal receipt of the registration. For this step, the official Tax code certificate will be necessary.

HOW TO AVOID FAKE ADS ON FACEBOOK WHILE LOOKING FOR A ROOM IN PADUA

We recommend not to rush on the first advertisement found, but to try to be critical of what you see and possibly compare more than one option!

Good luck with your search! ☐

Useful tips while looking for an accommodation

- First, **consider coming to Padua while looking for a room** to see directly the apartments selected; or if you already have friends in the city, you may also ask one of them to see the apartment on your behalf. If you don't, make sure to stick to the following rules.
- If looking on a website, make sure it is reliable by looking for the closed lock at the left-top of the page.
- Check the posting guy's profile. Does he/she look fake? Does he/she have friends/likes? If this person is supposed to be the landlord, you should be suspicious if his/her name is not Italian. Usually the landlords are Italian or, if they are not, at least they have an Italian "Codice Fiscale" (ask for it!).
- Check the house on Google Maps and search for the right number. Not just the street, but the actual street number: make sure you can see the house and compare it with the one from the pictures. You can use the Google Street view option.
- Ask for a video call with the students living there
- Ask for a room tour video call
- Ask the owner to put you in contact with the previous/current tenants and talk to them
- Type the posting guy's name and/or the address of the room on google and see if he/she has already scammed anyone. It might also be useful to look for pictures of the house on the internet and compare them with those offered by the seller In order to search with an image on Google, you should open the Chrome browser on your computer, then go to the website with the picture you want to use, right-click the picture and click "Search Google for image". You'll see your results in a new tab.
- Compare offers' prices and locations (a very cheap single room isn't likely to be located in the city centre)
- Don't trust an ad just because the owner sends you his/her ID or the room contract, the post may be fake as well. Asking the owner's ID or a document with his Italian "Codice Fiscale" (if he's got a foreign residence) may be a good starting point anyway, but you need to have more information before accepting any housing solution. If you don't trust the ad you are answering to, you may consider asking the owner a document called "Visura catastale" or alternatively "Contratto di compravendita della casa" (proof that he/she is the real owner).
- Ask someone to help you while reading through the contract and make sure you understand everything before signing it (contract should be drafted based on existing templates which include specific sections).
- Be suspicious if the owner has a foreign bank account or asks you to pay using non-transparent ways (for example if he/she asks you to pay on his/her prepaid debit card – Postepay, Cartalis, Western Union, MoneyGram...). Don't send any money in advance if you are not 100% sure the ad is real.

- Share with other students and the Buddies any information regarding fake posts you have spotted on your research

WHAT IF YOU GET SCAMMED??

This Telegram page of a student trade union (Sportello Abitare - Sindacato degli Studenti) is useful both in preventing scams and dealing with an actual scam, so you can look there for information and support.

<http://t.me/sportelloabitaresds>

WHAT IF YOU HAVE PROBLEMS WITH YOUR LOCATION CONTRACT?

You can turn to one of these associations in case of need; ask the Buddies to help you or contact the Erasmus Office for explanation.

PROGETTO GIOVANI:

<http://www.progettogiovani.pd.it/informagiovani/consulenze-specialistiche/consulenza-legale/>

CGIL: <https://www.cgilpadova.it/servizi/sunia.html>

UNIONE INQUILINI:

[Unione Inquilini Padova: http://www.unioneinquilini.it/sedi_veneto.php](http://www.unioneinquilini.it/sedi_veneto.php)

Via G. Morandini, 26 - 35136 Padova (Zona Montà, Bus 11)

Fax 02700415592

Secretary: Cesare Ottolini

Law office: Avv. Federico Pampaloni

Consultancy by appointment only (Wednesday 6:00-7:30 pm):

unione.inquilini.consulenza.legale.pd@habitants.org

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