

INFO ON STUDENT ACCOMMODATION IN PADUA

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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 6 months before your arrival: don't wait, it may 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 shortly 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.

BUDDY 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.

Please let us know if you have been scammed! This way we can help other students.

TIPS TO AVOID SCAMS:

See **at the end of this guide** a few slides on how to check that the rent ads are not scams!

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).

It's easy: you just need to send an email to buddy.advising@gmail.com from your institutional email account *@studenti.unipd.it* with the following info:

- 1) your name and contact (email, tel., etc.)
- 2) the area of Padua (or surroundings, or other Unipd campuses) where the room you want to pass on is located
- 3) the type of accommodation: single/double room, apartment
- 4) from when and for how long is the room available
- 5) monthly rent
- 6) at least one picture

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.

Neither the SASSA Service nor the Mobility Unit will be able to reply to any requests of availability of accommodation from students who haven't been personally invited to apply for it by email.

We advise that European students and non-European students already residing in the EU start looking for private accommodation as soon as the Nomination is confirmed, because the housing situation in Padua is very critical: it is difficult to find a place to stay in a short time and at least 6 months are necessary to find a suitable place.

PRIVATE COLLEGES, including catholic colleges:

Camplus

via Delù 8 - 35131 Padova

Tel: 049 8380043

Email: padova.college@camplus.it

<https://www.campluscollege.it/residenze-universitarie/padova>

Collegi Cattolici Universitari Padova

<https://www.collegicattoliciunipd.it>

Bottani (females only)

via Pietro Bembo 61/b - 35124 Padova

Tel. 049 8803233

Email: collegiobottani@libero.it

<https://orsolinegandino.it>

Casa del fanciullo

Vicolo Santonini, 12 - Padova

Tel. 049 8751075

Email: collegio@cadelfa.it

<https://www.cadelfa.it>

Casa della giovane Sacra Famiglia (females only).

Via Cremona 7 - 35142 Padova

Tel. 049 8751400

Email: padova@pssf.it

<https://www.pssf.it>

Instagram:

collegiosacrafamigliapadova

Collegio Universitario Cristo Re (females only)

Via Giovanni Marchesini, 2 - 35126 Padova

Tel. 049 8020364 / 049 8020442

Email:

info@collegiouniversitariocristore.it

<http://www.collegiouniversitariocristore.it>

Cuamm

via San Francesco 126 - Padova

Tel. 049 8751649 / 049 8751279

Email: cuamm@cuamm.org

<https://www.mediciconlafrica.org>

Dimesse (females only)

via Dimesse 21/25 - Padova

Tel. 049 8455111

Email: collegio@dimesse.it

<https://www.collegiodimesse.it>

Don Nicola Mazza - Collegio universitario di merito

Residenza "Giuseppe Tosi", via

Savonarola 176 - 35137 Padova

Residenza "Isabella Scopoli", via Canal

14 - 35121 Padova

Residenza "Job Campus", via

Giambattista Belzoni 146 - 35121

Padova

Tel. 049 8734411 / 049 8732210

Email: info@collegiomazza.it

<https://www.collegiomazza.it>

Residenza Forcellini (females only)

via Forcellini 172 - 35128 Padova

Tel. 049 8033200

Email: info@residenzaoforcellini.it

<https://www.residenzaoforcellini.it>

Collegi francescani di Padova (males only)

via San Francesco 53 e 120 - 35121 Padova

Tel. 320 3209032

Email:

collegiosanfrancescopadova@gmail.com

Email: collegiogranozotto@gmail.com

<http://www.collegifrancescanidipadova.it>

Gregorianum

via Proust 10, 35128 Padova

Tel. 049 756011

Email: segreteria@gregorianum.it

<https://lnx.gregorianum.it>

Immacolata (females only)

Via Ognissanti, 52 - 35129 Padova

Tel: 049 8071263

Email:

collegioimmacolatapd@gmail.com

Residenza Luca Belludi (males only)

Via San Massimo, 25 - 35129 Padova

Tel. 049 8200711

Email: residenza.belludi@itsad.it

<https://itsad.it/residenza-luca-belludi/>

Marianum (females only)

via Giotto 33, 35121 Padova

Tel. 049 654225

Email: info@collegiomarianum.com

<https://www.collegiomarianum.com>

Residenza Murialdo

via Grassi 42 - 35129 Padova

Tel. 049 8943811

Email: info@residenzamuraaldo.it

<https://www.residenzamuraaldo.it>

Residenza universitaria Marilena e Gabriella

Via Aristide Gabelli, 57 - 35121 Padova

Tel: 329 650 85 63

Email:

info@residenzauniversitariapadova.it

<https://www.residenzauniversitariapadova.it/sito/>

Salesiani Don Bosco (males only)

Via Asolo 4 - Padova

tel. 049 8827323

Email: collegio@salesiani.padova.it

<https://salesiani.padova.it>

Sorelle della Misericordia (females only)

Prato della Valle 103 - 35123 Padova

Tel. 049.8750857

Email: misericordiacoll@ismpadova.it

<https://www.sorellemisericordia.it>

Casa Vanzo (females only)

Via S. Maria in Vanzo 32/a - 35123 Padova

Tel. 049 8802012

Email: vanzo@irpea.it

<https://www.residenzeirpea.it>

PRIVATE ACCOMMODATION WEBSITES:

- 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

- Real estate Agencies:

If you are looking for a private room or flat in Padua for your year or semester abroad and you cannot find anything via the Telegram and Facebook channels, or other ads websites, we suggest that you start looking with the help of real estate agencies located in Padua. Please keep in mind that agencies will charge you a fee and that not every agency deals with short time contract and therefore with international students. Anyway, if you cannot find a room in any other way, it is surely worth a try!

Note: always make sure to look if the agency you are talking to is subscribed to the [FIAIP](#) or FIMAA = Federazione dei Mediatori Agenti d’Affari. This is the official Italian network of real estate agencies and being subscribed to it means for sure that the agency you are talking too is trustworthy and not a scam.

- 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 agency in Padua:

Spotahome: <https://esn.it/it/partners/spotahome>

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.

For further information on ESN, please refer to:

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

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

Instagram Page: <https://www.instagram.com/esnpadova/>

You can also join the Facebook group of Incoming students by clicking on the tab “Other” and then on “Groups”. You will find the group for students of the academic year 24/25 when available.

- Facebook groups for advertisements:

ATTENTION! Do not write any post saying that you are looking for a room! You will most likely be contacted by false landlords who intend to scam you!

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.room43.it/>

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

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

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

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

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

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

<http://www.subito.it>

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

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

<https://www.bedstudent.it/en/rooms/>

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

<https://www.nestpick.com/student-accommodation/padova/>

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-stanze/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.rooming.company/alloggi-2/>

<https://www.roomtastic.it/it/annunci/padova.html>

<https://www.idealista.it/affitto-stanze/padova-padova/>

<https://www.cx-place.com/cx-venice.html> (private residence hall in Mestre-Venice, 15' by train from Padua)

<https://www.homestay.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://booking.turismopadova.it/?lang=en#/accommodations>

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

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

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

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

<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.

If you need advice or support to check your housing contract before signing, you can write to housing@unipd.it (this contact is managed by an external firm that has been appointed by the university to provide support to students for housing contracts).

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 a look at these examples to get familiar with the layout of a rental contract:

- [Example 1: Contratto di locazione studenti universitari](#)
- [Example 2: Modello contratto studenti universitari](#)

Takeover 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 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. You can use our Telegram Channel to promote your ad.

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/Tax Code (in Italian, “Codice Fiscale”): you will receive the official certificate of Fiscal Code by email from the UNIPD Mobility Unit 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 Fiscal Code certificate will be necessary.

HOW TO AVOID FAKE ADS 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! Here are **some tips** that you should keep in mind while looking for 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.
- DO NOT write any post on social media or website saying that you are looking for a room! You will most likely be contacted by false landlords who intend to scam you! **The demand for accommodation is so high that no landlord or tenant would seek out roommates in this way!**
- Make sure the contract is written in Italian. We recommend translating it with some reliable websites such as DeepL. Furthermore, suppose the landowner hands you an English copy. In that case, you should compare it with your translated version, since the contract you will sign is the Italian document and the English version has no legal value.

- Contact the landlord, maybe through a video call (or something similar) so that they can show proof of the room.
- Always ask for the contract and read it carefully before signing it. Check that the landlord's name is the same on the ID documents and that the bank account code (it's called IBAN) to which you have to send the money starts by IT (Italian account) and is referred to the landlord.
- The contract is an official document and won't present any pictures in the background.
- Check the address on Google maps.
- Share with other students and the Buddies (buddy.advising@gmail.com) any information regarding fake posts you have spotted during your research.
- If you have any doubts about an advertisement, contact us for a consultation **before you send any money!** buddy.advising@gmail.com

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>

Furthermore, we suggest you **report the scam to the Police**. If you have already arrived in Italy and discover you have been scammed, you can file a report with the Italian Police

- Questura di Padova - Piazzetta G. Palatucci n°5 (Padova)
- Sezione Operativa per la Sicurezza Cibernetica (S.O.S.C.) - Via della Ricerca Scientifica,5 (Padova)– Tel. +39 049 656456
- Stazione dei Carabinieri - Prato della Valle 92 (Padova)

If you are still in your home country instead, you should report to your local police office.

Finally, please inform us about your scam! Write an email to buddy.advising@gmail.com and give us as much information as possible (advertisement, photos, house contract, landlord's data, email address, and mobile phone number of the fake landlord).

We will keep track of the fake advertisements on our black list which will help other students to avoid the scam.

TIPS TO GUARANTEE YOUR DEPOSIT BACK

- Take pictures of the whole apartment when you move in (if possible, when the landlord is there as well. If not, send the photos to the landlord first thing as soon as you arrive). This way, you will have documentation of damaged/broken items, ruined wall colour, or any other anomalies from the beginning.
- Make a list of the furnishings and objects in the flat upon your arrival and share it with the landlord.
- Immediately inform the landlord if any furnishing shall be damaged during your stay.

This will be useful when you move out if the landlord should be against giving back the deposit money.

WHO TO CONTACT IN CASE OF PROBLEMS WITH YOUR CONTRACT:

You can turn to one of these associations in case of need

- **PROGETTO GIOVANI:**
<http://www.progettogiovani.pd.it/informagiovani/consulenze-specialistiche/consulenza-legale/>
- **CGIL:** <https://www.cgilpadova.it/servizi/sunia.html>
- **UNIONE INQUILINI:**
<https://www.unioneinquilini.it/?sedi=padova>

Unipd and the Tutor Buddies cannot guarantee the reliability of the third parties websites mentioned in this document and are not to be held responsible for the information therein contained.

Useful tips while looking for an accommodation:



- 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 **social media profiles**. 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 info are not Italian citizens or residents** (i.e.: their phone number should be an Italian one, and they should have a “Codice Fiscale”, which is the Italian sanitary and tax code, you can ask for it).



- Check the house on **Google Maps** and search for the **right house number**. Not just the street, but the actual house 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 already living there**, or anyway ask to be in contact with people who are actually living there, so you can see the house and **talk to the housemates**
- Ask the owner to put you in contact with the **previous/current tenants** and talk to them
- Ask for a **room/house video call tour**



- Search the **landlord's name and/or the address of the room on Google** and see if he/she has already scammed anyone.

- **Look for pictures of the house on the internet** and compare them with those offered by the landlord in order to carry out an **image search on Google**: 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/Cerca immagine con Google”. 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 landlord sends you his/her ID or the room contract, the ad may be fake anyway.



- Asking the owner's ID or a document with his Italian "Codice Fiscale" (if he's got a non-Italian residence address or citizenship/name) may be a good starting point anyway, since even if they are not Italian they must have an Italian Codice Fiscale to be able to rent a house in Italy.



Visura per immobile Situazione degli atti informatizzati al 14/1

Dati della richiesta		Comune di MILANO (Codice: F205)							
Catasto Fabbricati		Provincia di MILANO							
		Foglio: 279 Particella: 184 Sub.: 701							
Unità immobiliare									
N.	DATI IDENTIFICATIVI				DATI DI CLASSAMENTO				
	Sezione	Foglio	Particella	Sub	Zona	Miro	Categoria	Classe	Consistenza
1	Urbana	279	184	701	Cons.	Zona	D/8		
Indirizzo		VIA PIETRO ANDREA SACCARDO n. 9 piano: T-1-2-S1-S2;							
Annotazioni		Classamento e rendita validati (D.M. 701/94)							
INTESTATO									
N. 1 DATI ANAGRAFICI									
1 COMITATO ELETTROTECNICO ITALIANO - CEI con sede in MILANO									
DATI DERIVANTI DA									
ISTRUMENTO (ATTO PUBBLICO) del 11/03/2011 n. 27169/1/2011									
L'ODOVICO Sede: BRIGONZIO Contratto: n. 27169/1/2011									
Unità immobiliari n. 1									
VIA G. GARIBOLDI Piano S1 - T-1									

Old format

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).



Direzione Provinciale di Catania
Ufficio Provinciale - Territorio
Servizi Catastali

Data: 04/08/2022
Ora: 12:34:16
Numero Pratica: T143843/2022
Pag: 1 - Segue

Catasto fabbricati Visura attuale per immobile Situazione degli atti informatizzati al 04/08/2022



Immobile di catasto fabbricati



Causali di aggiornamento ed annotazioni

Informazioni riportate negli atti del catasto al 04/08/2022

Dati identificativi: Comune di VIAGRANDE (L828) (CT)

Foglio 8 Particella 44 Subalterno 4

Classamento:

Rendita: Euro 542,28

Categoria A/7^m, Classe 2, Consistenza 7 vani

Indirizzo: VIA G. GARIBOLDI Piano S1 - T-1

Dati di superficie: Totale: 155 m² Totale escluse aree scoperte ¹⁾: 155 m²

Ultimo atto di aggiornamento: VARIAZIONE TOPONOMASTICA del 08/03/2011 Pratica n. CT0145338 in atti dal 08/03/2011 VARIAZIONE DI TOPONOMASTICA RICHIESTA DAL COMUNE (n. 27169.1/2011)

Annotazioni: Classamento e rendita validati

> Dati identificativi

Comune di VIAGRANDE (L828) (CT)

Foglio 8 Particella 44 Subalterno 4

FRAZIONAMENTO E FUSIONE del 13/07/2001 Pratica n. 234880 in atti dal 13/07/2001 FRAZIONAMENTO E FUSIONE (n. 5852.1/2001)

Particelle corrispondenti al catasto terreni

Comune di VIAGRANDE (L828) (CT)

Foglio 8 Particella 44

> Indirizzo

VIA G. GARIBOLDI Piano S1 - T-1

VARIAZIONE TOPONOMASTICA del 08/03/2011 Pratica n. CT0145338 in atti dal 08/03/2011 VARIAZIONE DI TOPONOMASTICA RICHIESTA DAL COMUNE (n. 27169.1/2011)

New format



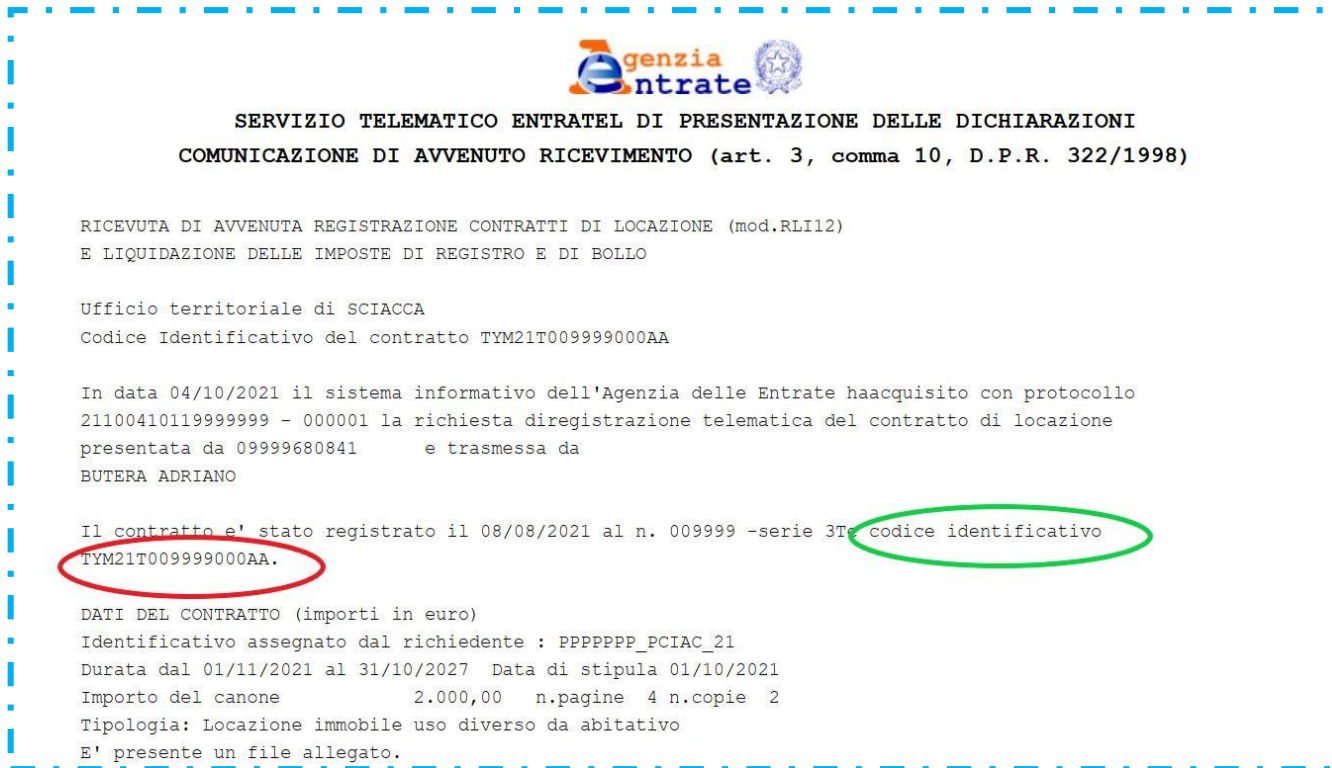
- Ask someone (you can send it to buddy.advising@gmail.com) to **help you while reading through the contract** and make sure you understand everything before signing it (contract should be drafted based on **existing templates** which include specific sections).

- 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.**



- The owner may ask you to pay a **deposit (“caparra” in Italian)**, but the amount should not be too high, it may correspond to 2-3 monthly rents maximum, but you should pay only after you have seen the contract signed by the landlord

A contract in Italy is legal only if it is registered at the “Agenzia delle Entrate”, the Tax Agency.





SERVIZIO TELEMATICO ENTRATEL DI PRESENTAZIONE DELLE DICHIARAZIONI
COMUNICAZIONE DI AVVENUTO RICEVIMENTO (art. 3, comma 10, D.P.R. 322/1998)

RICEVUTA DI AVVENUTA REGISTRAZIONE CONTRATTI DI LOCAZIONE (mod. RL12)
E LIQUIDAZIONE DELLE IMPOSTE DI REGISTRO E DI BOLLO

Ufficio territoriale di SCIACCA
Codice Identificativo del contratto TYM21T009999000AA

In data 04/10/2021 il sistema informativo dell'Agenzia delle Entrate ha acquisito con protocollo
21100410119999999 - 000001 la richiesta di registrazione telematica del contratto di locazione
presentata da 09999680841 e trasmessa da
BUTERA ADRIANO

Il contratto è stato registrato il 08/08/2021 al n. 009999 -serie 3Te codice identificativo
TYM21T009999000AA.

DATI DEL CONTRATTO (importi in euro)
Identificativo assegnato dal richiedente : PPPPPP_PCIAC_21
Durata dal 01/11/2021 al 31/10/2027 Data di stipula 01/10/2021
Importo del canone 2.000,00 n.pagine 4 n.copie 2
Tipologia: Locazione immobile uso diverso da abitativo
E' presente un file allegato.

A contract must be registered within 1 month from its starting date, and you should receive from the landlord a receipt showing your personal Codice Fiscale.

We are aware that many students will find a place to stay “illegally” (“in nero”, in Italian), without a contract, but they should be informed on this, especially be aware that **without a legally binding contract it’s more likely to be scammed.**

