



OVERVIEW · RENT

Rent *with us*

The right flat, without chasing listings. Fees known in advance, paid on results, never a charge to see listings.

120

the Tenant File, within one business day

< 1 month

of rent: the cost of a successful search

0

to see listings, ever



01 IN SHORT

The right flat, *without the chase*

Almost everywhere in the canton, fewer than one home in a hundred is vacant. Choose the step that matches where you are: each contains the one below, and what you have already paid is deducted from the next.

CHF 120

the File: documents checked, letter, PDF

CHF 49

Alerts, per month; 129 for three

CHF 290

the Search, then a balance at lease only

CHF 2,900

Relocation, paid by the employer



First of all: your rights as a tenant, free

Official initial-rent form, rent deposit, what a property manager may ask and when: the essentials, clearly, on page 5 and at affinites-immobilier.ch/en/rent.

02 THE FOUR STEPS

One question, *one step*

01**File**

Proof. Will my application stand out? CHF 120, once, valid three months. The basis of everything else.

02**Alerts**

Alert. How do I see listings first? CHF 49 a month, cancel at any time.

03**Search**

The search. Who searches, views and applies for me? CHF 290, then a balance at lease; File and Alerts included.

04**Relocation**

Arrival. How do I settle in Switzerland? From CHF 2,900, paid by the employer; Search included.



03 THE COMPARISON

What each step *contains*

	 FILE	 ALERTS	 SEARCH	 RELOCATION
The moment	Before applying	You search alone	We search for you	Moving to Switzerland
Checked file and letter	Included	No	Included	Included
Alerts as soon as listed	No	Included	Included	Included
Sorting, appointments, viewings	No	No	With or without you	With or without you
Submission and follow-up	No	No	Included	Included
Lease and form checked	No	No	Included	Included
Settling in	No	No	No	Depending on package
Payment	120 at order	49 a month	290, balance at lease	Employer
If you find nothing	120 kept	Current month	290 kept	50% kept

04 THE RENTAL SEARCH

The balance, *known in advance*

NET MONTHLY RENT OBTAINED	BALANCE AT SIGNING	TOTAL WITH THE ORDER
Up to CHF 2,000	1,200	1,490
CHF 2,001 to 3,500	1,800	2,090
Over CHF 3,500	2,400	2,690

Less than one month's rent, where a search is commonly charged one to three months. If you do not sign a lease we found, nothing else is due. Amounts in CHF, excl. VAT.



05 LEAVING, LETTING, MANAGING

Four *more* services**Replacement Tenant · CHF 190 + 500**

Leaving before the end: we find a solvent replacement who releases you (art. 264 CO). The 500 only if the property manager accepts; the new tenant pays nothing.

**Handover · CHF 290**

A professional by your side at the move-in or move-out inspection: report, dated photos, deposit protected.

**Letting · CHF 1,500**

For owners of one or two flats: advised rent, listing, viewings, selection, lease and inspection. At lease signing, nothing if no tenant.

**Candidate Register · free**

For property managers: our tenants with checked files, presented with their written consent, flat by flat.

06 OUR RULES

The opposite *of what people complain about***Paid on results**

A small sum for work delivered straight away, the rest only when a lease is signed.

**Never a charge to see listings**

We sell sorting, viewings and a file, never access to a listing.

**One client per lease**

Never paid on both sides of the same lease (art. 415 CO).

**Cancel at any time**

What is delivered remains due; nothing else is (art. 404 CO).

**Your rights intact**

Never a waiver of your right to challenge the initial rent, never a deposit above three months.

**A promise we can keep**

We promise work, timelines and a file, never a flat.



07 YOUR RIGHTS AS A TENANT

What to know *before you sign*

The official form	In a shortage, the whole canton except the district of Aigle in 2026, the landlord states the previous rent. Unfair initial rent: challenge within thirty days (art. 270 CO).	The rent deposit	Three months' rent at most, in a bank account in your name (art. 257e CO). Deposit insurance costs a premium every year, never refunded.
Leaving early	Released from the lease by presenting a solvent, acceptable tenant ready to take it over on the same terms (art. 264 CO).	No imposed fees	A service imposed as a condition of the lease, unrelated to the use of the flat, is void (art. 254 CO).

08 PER THE FEDERAL DATA PROTECTION COMMISSIONER

What a property manager may ask, *and when*

1

Application

Identity, nationality and permit, occupation, employer, income by bracket, debt-collection record for five years, occupants, pets.

2

Shortlist

Payslips or salary certificate, copy of ID or permit, references. Not before.

3

Lease

Original debt-collection extract, bank details, household insurance certificate.



Never asked

Marital status, religion, place of origin, current rent or lease length, small loans or leasing, information about people who do not sign the lease.

Your documents stay on our server in Europe (Germany), go to a property manager only with your consent, and are deleted thirty days after the end of the assignment.

Let's find *your home*

Order online at affinites-immobilier.ch/en/rent, or call us: Alexandre answers, and Noah, our advisor, day and night.

TELEPHONE

021 312 85 58

day and night, weekends included

EMAIL

hello@affinites.ch

reply within 24 working hours



This service online

Alexandre · Affinités Immobilier
Avenue de Lavaux 70A, 1009 Pully

OUR SERVICES



Tenant File



Alerts



Search



Relocation



Replacement



Handover



Letting



Managers