Rental Safety
Student Rental Guide



Tips for signing a rental agreement

Tamsui Land Office, New Taipei City Government

Before You Sign (1)

Use Standard Leases





📋 3-Day Review

You have the right to review the lease for at least **3 days** before signing. Don't rush into it—take your time to read and protect your rights!

📄 Standard Leases

We highly recommend using the official template from the Ministry of the Interior (MOI). Its clear rules protect you from unfair terms.

📁 Keep an Original

After signing, both you and the landlord must keep an original copy of the lease. This is your key legal proof if any issues arise.

Before You Sign (1)—**Use Standard Leases**

Amended by the Ministry of the Interior as per the Letter of Tai-Nei-Di-Zi-No.[1090264511] dated August 26, 2020



Official Standard Form Housing Rental Contract-114/01 .ver



Contracts sold on the market

Before You Sign (2)

Booking Fee: "訂金" vs. "定金"?

Official Term: "定金"

Paying this fee reserves the room and shows you seriously intend to sign. Once paid, you **cannot cancel** without losing it! It usually goes toward your first month's rent. There's no legal limit on the amount, but we recommend keeping it under 1/3 of a month's rent.

- If You Back Out... → ...the landlord keeps the booking fee.
- If the Landlord Backs Out... → ...they must pay you back double the fee you paid.

✳**No matter what fee you pay , Always Get a Receipt!**

Before You Sign (3)

Deposit & Rent



Deposit Limit

By law, your security deposit cannot exceed **2 months**' rent. If the landlord asks for more, you have the right to refuse.

Deposit Return

Your deposit is held to cover unpaid rent, property damage, or clearing abandoned items. Once your lease ends and you hand over the room, the landlord must refund your remaining deposit without interest (after deducting any valid expenses).

Rent Adjustments

The landlord **CANNOT** raise your rent during the lease term. Any changes must be agreed upon in writing by both parties. Make sure this rule is clearly written into your lease!

Before You Sign (4)— **Other Fees & Electricity**

Management Fees

Commonly charged in apartment buildings. The landlord cannot arbitrarily raise this fee during your lease. Be sure to confirm the monthly amount before signing.

Other Utility Fees

Clarify whether fees for cleaning, internet, water, or gas are separate. Ensure all expenses are clearly listed in the lease agreement.

Electricity Bills

If you are responsible for electricity, the rate per kWh cannot exceed the current average electricity price announced by Taipower. The landlord must provide the bill and cannot overcharge.

💡 Utility Check

You can use the "Tenant Electricity Fee Enquiry" (住宅租屋電費查詢)on the Taiwan Power Company (Taipower) official website with your lease to verify your monthly usage and ensure the rate is fair. If in doubt, keep all payment records!

台灣電力公司
TAIWAN POWER COMPANY

Traditional Chinese only

Before You Sign (5)

Identity & Special Terms



Verify ID & Ownership

Always verify the landlord's ID before signing. Ask for proof of ownership—such as the Title Deed (建物所有權狀), House Tax Bill (房屋稅單), or Building Registration Transcript (建物登記謄本)—to ensure they legally own or have the right to lease the property.

Agent Authorization

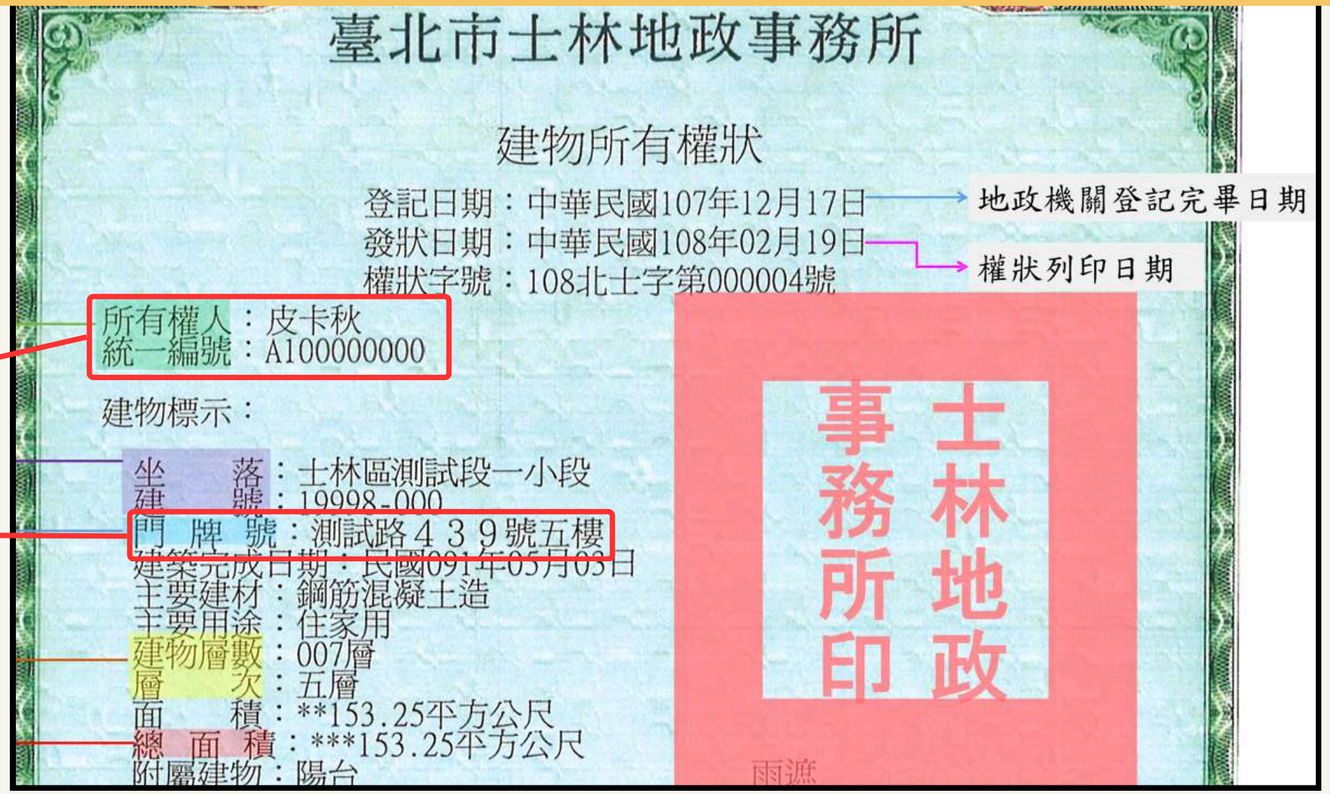
If you are signing with an agent or broker, they must show a Power of Attorney (授權書) signed by the landlord. Make sure their authorized scope actually includes signing the lease on the landlord's behalf.

Check Special Terms

Carefully read special clauses, especially regarding repair responsibilities, house rules (e.g., no pets/smoking), and early termination. Never rely on verbal promises—write them into the contract and have both parties sign them.

Before You Sign（5）**Verify ID & Ownership**

If he is the landlord...



Title Deed&ID



Before You Sign（5） **Verify ID & Ownership**

If he is a sub-landlord...



轉租同意書

後列房屋出租予轉租人＿＿＿＿＿，茲同意轉租人得於租賃

。本人同意轉租範圍及租賃相關事項如下：

賃房屋標的	範圍	起訖期間	提前終止租約之約定	備
市＿＿鄉/鎮/＿＿街/路＿段弄＿＿號＿＿樓＿	□全部 □部分	民國＿＿年＿＿月＿＿日 至 民國＿＿年＿＿月＿＿日	□無 □有(若有，請註明)	

書人：　　（簽章）

Sublease Consent Letter & Original Lease Agreement



National ID Card

If he is an Agent / Proxy



Power of Attorney / Authorization Letter



Land/Property Ownership Certificate



National ID Card

⚠️ NEVER pay any fees or sign a contract before verifying the owner's identity!

Before You Sign（5） **Verify ID & Ownership**

If he is a real estate broker...


房屋委託租賃契約書範本

Sublease Consent Letter & Original Lease Agreement



National ID Card



Assistant Real Estate Broker Certificate／Rental Housing Manager Certificate



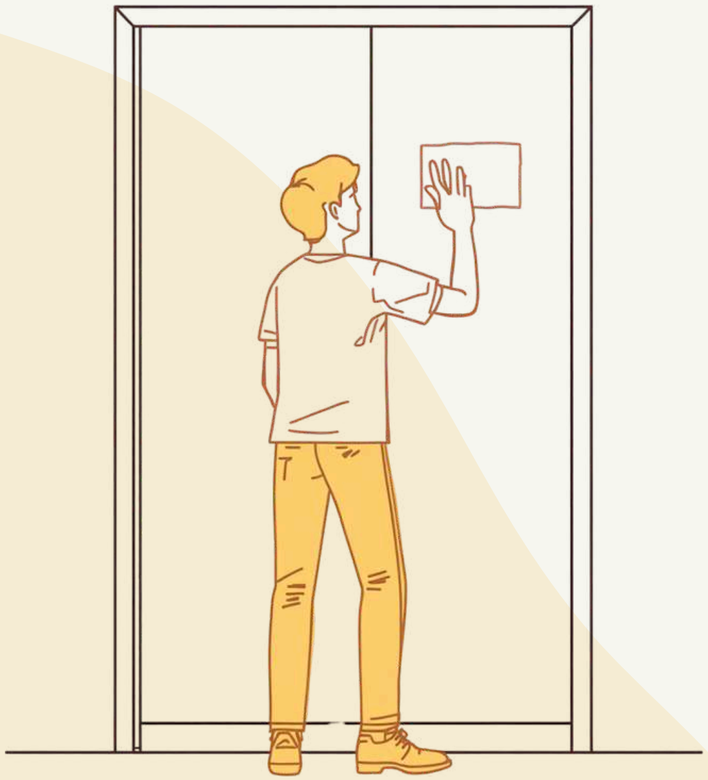


Licensed Rental Housing Agency Emblem

⚠️ NEVER pay any fees or sign a contract before verifying the owner's identity!

Property & Safety(1)

Illegal Additions & Partition Materials



Rooftop Additions

Rooftop additions are mostly made of sheet metal, making them freezing in winter, boiling in summer, and prone to leaks. They also carry the risk of being forcibly demolished by the government. Always double-check before renting!

Lightweight Partitions & Wooden Walls

If you knock on the wall and hear a hollow sound, it might be made of wood or lightweight materials. These provide poor soundproofing and have low fire resistance, creating a higher risk in a fire.

Self-Inspection Guidelines

Before moving in, knock on the walls to check the sound, verify your floor level, and if in doubt, ask the landlord to clarify the construction materials. Don't forget to take photos to protect yourself!

Property & Safety(1)—**Illegal Additions & Partition Materials**

Rooftop Additions







Property & Safety(1)—**Illegal Additions & Partition Materials**

Illegal Partitions & Strange Layouts (Balcony Extensions)





Property & Safety (2) – **Water Heater & Gas Safety**

Water Heater Location

Gas water heaters must never be installed indoors or in poorly ventilated areas. This prevents deadly carbon monoxide buildup. Always make sure the installation location complies with safety codes.

Testing Your Appliances

Before moving in, test both the water heater and gas stove. If you detect any strange odors or malfunctions, report them to your landlord immediately. Never try to repair gas appliances on your own!

Safety Valves & Gas Piping

Check the layout of your gas pipelines and locate the main gas safety valves. Ensure there are no active gas leaks, loose fittings, detached hoses, or visibly damaged pipes.

Emergency & Fire Equipment

Make sure your unit is equipped with working fire safety gear, including fire extinguishers and residential fire alarms (smoke detectors). These are critical for your peace of mind and survival in an emergency.

Property & Safety (2) – Safe Water Heater Setups

Installing Water Heaters on Open Balconies & Using Electric Water Heaters

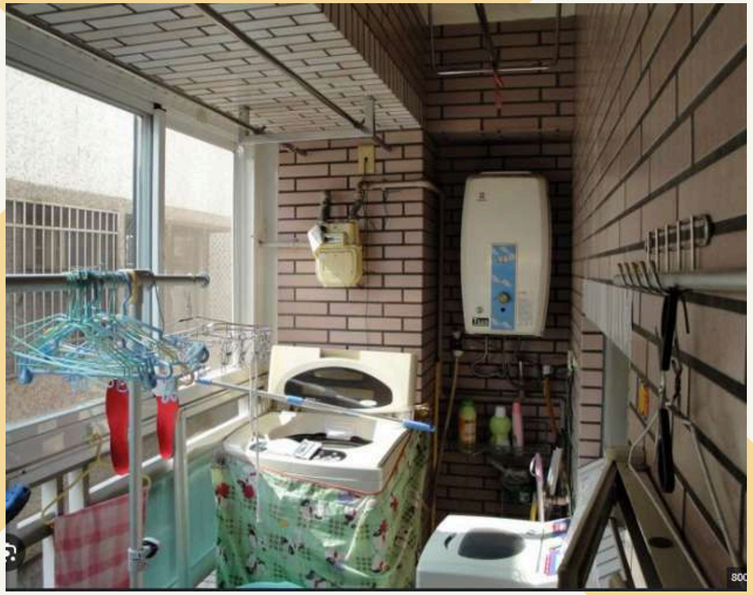




Property & Safety (2) – **Unsafe Water Heater Setups**

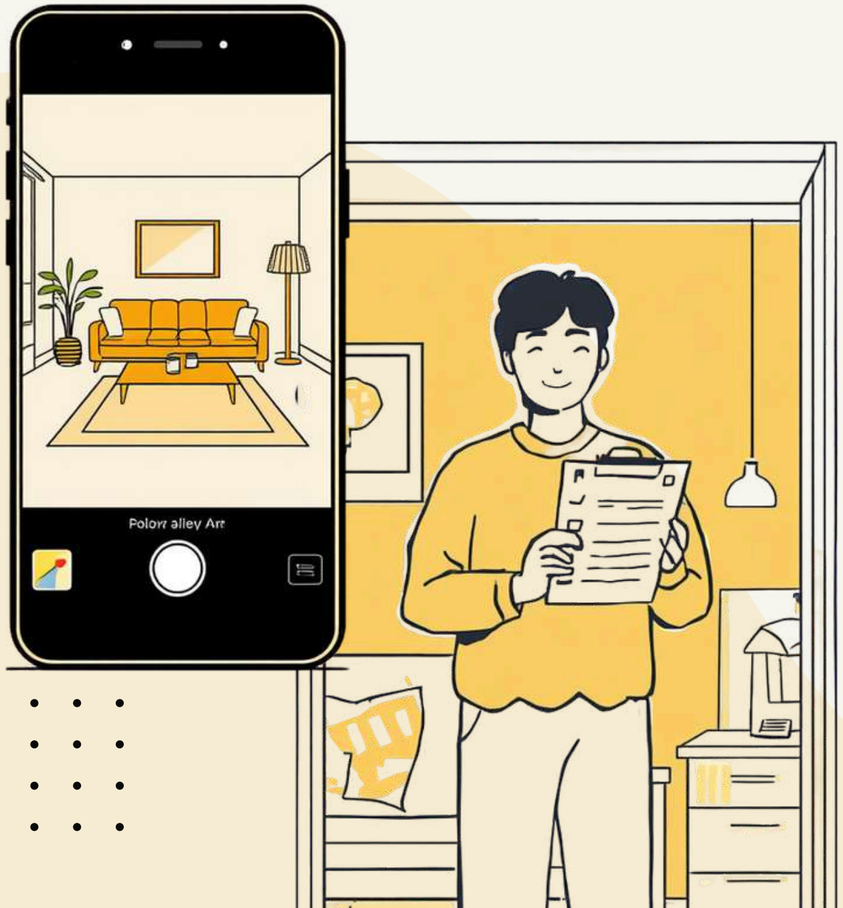
Hanging Laundry Around Gas Heaters,
Installing Heaters on Enclosed Balconies, or Indoor Installations







Property & Safety (3) – **Handover & Inventory of Furniture & Appliances**



Check Items Individually

Before moving in, go through all furniture and appliances—such as the air conditioner, refrigerator, bed frame, tables, and chairs—one by one with your landlord. Confirm their exact quantity and working condition to avoid future disputes.

Detailed Inventory List

Request a complete equipment inventory list from your landlord. Both parties should sign to confirm, documenting the brand, model, and current condition of every item. Be sure to keep an original signed copy!

Take Photos & Videos

On move-in day, take clear photos and videos of all appliances and the overall condition of the apartment, then back them up on cloud storage. This serves as vital proof of the property's original state when you move out, protecting your security deposit refund.

Property & Safety (3) – **Handover Checklist & Defect Inspection**

Furniture Inventory Checklist

12	附屬設備項目如下： □電視__臺□電視櫃__件□沙發__組□茶几__件□餐桌(椅)__組□鞋櫃__件□窗簾__組□燈飾__件□冰箱__臺□洗衣機__臺□書櫃__件□床組(頭)__件□衣櫃__組□梳妝台__件□書桌椅__組□餐桌椅__組□置物櫃__件□電話__具□保全設施__組□微波爐__臺□洗碗機__臺□冷氣__臺□排油煙機__件□流理台__件□瓦斯爐__臺□熱水器__臺□天然瓦斯□其他___。

Photos & Videos as Proof



Inspect Property Defects & Dirt



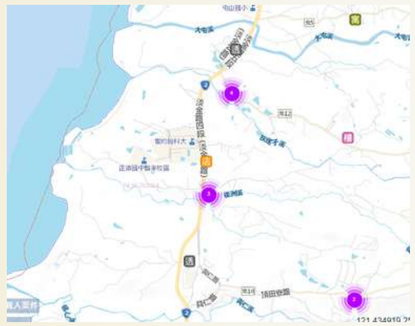
Government Resources(1)

Market Price Queries



MOI Actual Price Registration System

- Officially audited public data from the Ministry of the Interior (MOI). Select your "District" and "Contract Date Range", then click on the map to search local transaction prices.



Formosa Rental Housing Living Network

- Official rental platform certified by the Ministry of Education (MOE). Features properties that have passed campus safety and housing security inspections.



Tamsui Land Office – HOUSE Market Trend

- Public government data provided by the local Land Office, updated every 6 months. Offers regional market rental price trends specifically tailored for the Tamsui area.



Government Resources(1)

Standard Contracts & Rental Zone



MOI Department of Land Administration - Rental Zone

- Official Standard Form Housing Rental Contract-114/01 .ver

MOI Department of Land Administration - Rental Zone

- Bilingual Infographic Guidelines & Q&A for Foreigners Renting in Taiwan.

Helpful Tips

Use official resources to prevent disputes! Download bilingual contracts to cross-check terms. For questions, contact your school's international office or the TSUEI MAMA Foundation for Housing & Community Services.

Dispute Resolution – **When a dispute occurs**

Keep Communication Records

Always keep **text records** during contact. After phone calls, send a summary via LINE or email to both parties for future reference.



Gather Evidence

Keep all payment receipts, signed lease contracts, and property photos as supporting documents for consultations or mediation.



Seek Legal Advice & Support

Consult your university, parents, or neutral third parties, or book professional legal advice services to get expert opinions.



Dispute Resolution – **Legal Assistance & Mediation**

TSUEI MAMA Foundation for Housing& Community Services

崔媽媽基金會
TSUEI MA MA Foundation for Housing & Community Services

Offers free legal advice, lease contract reviews, and dispute negotiation specifically for housing rentals.

📞 (02)2365-8140

District Mediation Committee

新北市政府法制局
調解行政作業管理系統

Provides free, fast, and legally binding mediation that carries the same authority as a court judgment.

📞 撥打 1999

Consumer Protection Hotline

行政院消費者保護會
Consumer Protection Committee, Executive Yuan
消費爭議申訴調解線上申請系統

Official government hotline for protecting tenants' rights and assisting with rental consumer disputes

📞 1950

Legal Aid Foundation

財團法人法律扶助基金會
Legal Aid Foundation

Provides free legal consultation (in-person, phone, or online) and legal aid lawyer application assistance.

📞 02-412-8518 (Dial #2, then #6)

Dispute Resolution – **Legal Assistance & Mediation**

崔媽媽基金會
TSUEI MA MA Foundation for Housing & Community Services

Lease Contract Review

Provides lease review services to check for legality and identify unfair terms before you sign.



Legal Advice & Dispute Complaints

Offers legal advice for rental, building, and moving disputes, and acts as a neutral party to handle complaints and mediate issues.



Verified Moving Company Referral

Provides moving cost estimation tools and matches you with verified, reliable moving companies.



Dispute Resolution – **Legal Assistance & Mediation**

財團法人法律扶助基金會
Legal Aid Foundation

Free Legal Consultation

Provides free online video consultations by appointment (application queuing required).

English application form

Free Legal Consultation (Chainese)

Provides free legal advice via phone, online, or in person. You can book in-person appointments at the Tamsui District Office or schedule video consultations online.

Chinese appointment link

Thank You for Listening! 🏠

Feel free to ask questions—let's discuss!



Q&A Session