01

Renting a flat · Lakásbérlés
Basic Legal English · B1/B2

01 · READING · OLVASMÁNY

Renting a home in the UK

Chapter 1 · Renting a flat

Most people in big British cities rent their home for many years. The owner of the property is the **landlord**, and the person who lives there and pays rent is the **tenant**. Many landlords use a **letting agent**, a company that finds tenants, collects the rent and organises repairs.

Before you move in, you sign a **tenancy agreement**. This contract says how much the rent is, how long the agreement lasts and what both sides must do. Most agreements have a **fixed term** of six or twelve months. Some have a **break clause**, which allows the tenant or the landlord to end the agreement early. If you want to leave, you must respect the **notice period**, usually one or two months.

At the start, tenants usually pay **rent in advance** and a **deposit**. In England, the landlord must protect the deposit in a government scheme. On the first day, the agent and the tenant check the **inventory**, a list of the furniture and its condition. At the end, the landlord can keep part of the deposit for damage, but not for **fair wear and tear**.

Tenants usually pay for **utilities** such as gas, electricity and water. Finally, remember that you must not **sublet** your home without the landlord’s permission.

STUDY TIP · TANULÁSI TIPP

Read the text once without a dictionary. Try to guess the meaning of the bold words, then check them in the next section.

Először szótár nélkül olvasd el. Próbáld kitalálni a kiemelt szavak jelentését, aztán ellenőrizd őket a Szavak részben.

02 · KEY VOCABULARY

Szókincs

landlord

The landlord lives abroad, so an agent manages the flat.

bérbeadó, főbérlő
A bérbeadó külföldön él, ezért egy ügynökség kezeli a lakást.

tenant

The tenant must keep the flat clean.

bérlő
A bérlőnek tisztán kell tartania a lakást.

letting agent

We found the flat through a letting agent.

ingatlankezelő ügynökség

Egy ingatlankezelő ügynökségen keresztül találtuk a lakást.

tenancy agreement (lease)

Read the tenancy agreement carefully before you sign.

bérleti szerződés

Aláírás előtt olvasd el figyelmesen a bérleti szerződést.

deposit

The deposit is five weeks' rent.

kaució

A kaució öthetnyi bérleti díj.

rent in advance

You pay one month's rent in advance.

előre fizetett bérleti díj

Egyhavi bérleti díjat előre kell kifizetni.

fixed term

The agreement has a fixed term of 12 months.

határozott időtartam

A szerződés 12 hónapos határozott időre szól.

notice period

The notice period is two months.

felmondási idő

A felmondási idő két hónap.

inventory

Check the inventory on the day you move in.

leltár, átadás-átvételi jegyzék

A beköltözés napján ellenőrizd a leltárt.

fair wear and tear

A slightly faded sofa is fair wear and tear.

rendeltetésszerű használatból eredő kopás

Egy kissé kifakult kanapé rendeltetésszerű használatból eredő kopásnak számít.

utilities

Utilities are not included in the rent.

közművek, rezsi

A rezsi nincs benne a bérleti díjban.

to sublet

You may not sublet the flat without permission.

albérletbe adni (továbbadni)

Engedély nélkül nem adhatod ki albérletbe a lakást.

break clause

There is a break clause after six months.

korai felmondási záradék

Hat hónap után a szerződés egy záradék alapján korábban felmondható.

HOGYAN TANULD?

Először a kártyákon fordíts angolról magyarra. Utána csak a magyar jelentést nézve mondd ki hangosan az angol szót.

03 · DIALOGUE

Viewing the flat

In the dialogue below, Anna is moving to a new city for work. She meets a letting agent to look at a flat and ask about the contract.

M **Mark**
letting agent

A **Anna**
future tenant

M So, this is the flat. Two bedrooms, fully furnished. The rent is £1,200 a month.

A That sounds fine. What do I need to pay before I move in?

M One month's **rent in advance** and a **deposit** of five weeks' rent. The **deposit** is protected in a government-approved scheme, so you'll get it back at the end of the tenancy, as long as there's no damage.

A What counts as damage? The carpet in the bedroom is already a bit worn.

M Good point. Before you move in, we'll do an **inventory** together. We'll write down the condition of everything and take photos. **Fair wear and tear**, like a slightly worn carpet, is not your responsibility.

A And how long is the **tenancy agreement**?

M It's a twelve-month **fixed term**. There's a **break clause** after six months, so either you or the **landlord** can end the agreement early by giving two months' notice.

A Are bills included?

M No, the **tenant** pays all the **utilities**: gas, electricity, water and internet. Council tax too.

A A friend might stay with me for a few months. Can I **sublet** the second bedroom?

M Not without the **landlord**'s written permission. Clause 9 says the **tenant** must not **sublet** any part of the property without consent.

A And if something breaks, like the boiler?

M Repairs to the structure, the heating and the plumbing are the **landlord**'s responsibility. You just need to report the problem to us promptly.

A OK. Can I take the agreement home and read it before I sign?

M Of course. Take your time.

SZEREPJÁTÉK

Hallgasd meg még egyszer, és állítsd meg Anna mondatai előtt. Mondd el te helyette, aztán ellenőrizd.

04 · USEFUL PHRASES

Panelmondatok

1. **I’m calling about the flat advertised on your website.**

   A honlapjukon meghirdetett lakás ügyében telefonálok.

2. **How much is the rent, and what does it include?**

   Mennyi a bérleti díj, és mit tartalmaz?

3. **Are bills included in the rent?**

   A rezsi benne van a bérleti díjban?

4. **How much is the deposit, and how is it protected?**

   Mennyi a kaució, és hogyan van védve?

5. **How long is the tenancy agreement?**

   Mennyi időre szól a bérleti szerződés?

6. **Is there a break clause?**

   Van lehetőség a szerződés korábbi felmondására?

7. **Who is responsible for repairs?**

   Ki felel a javításokért?

8. **Can I take the agreement home and read it before I sign?**

   Hazavihetem a szerződést, hogy aláírás előtt elolvassam?

9. **I’d like to report a problem with the boiler.**

   Szeretnék bejelenteni egy hibát a kazánnal kapcsolatban.

10. **I’m writing to give you two months’ notice.**

    Azért írok, hogy két hónapos felmondási idővel felmondjam a szerződést.

05 · LANGUAGE FOCUS · NYELVTAN

Must, must not, may

Contracts use these words to show rules. **Must** = it is required. **Must not** = it is forbidden. **May** = it is allowed.

- The tenant **must** pay the rent on the first day of each month.
- The tenant **must not** keep pets without the landlord’s consent.
- The tenant **may** end the agreement after six months by giving two months’ notice.

WATCH OUT! · VIGYÁZZ!

must not (tilos) ≠ **don’t have to** (nem kötelező). *You don’t have to buy furniture* = it is not necessary, because the flat is furnished.

A must not tiltást jelent, a don’t have to azt, hogy nem muszáj.

Feladatok

1A Match the words (1–6) with the meanings (a–f).

a a list of the items in a property and their condition

b money paid at the start and returned at the end if there is no damage

c a person who pays rent to live in a property

d a part of a contract that allows it to be ended early

e the owner of a rented property

f the time between saying you will leave and actually leaving

1. **landlord**

a b c d e f

2. **tenant**

a b c d e f

3. **deposit**

a b c d e f

4. **inventory**

a b c d e f

5. **notice period**

a b c d e f

6. **break clause**

a b c d e f

1B Complete the sentences with words from the box.

fixed term **utilities** **sublet** **wear and tear** **letting agent** **notice**

1. We found the flat through a _____ in the city centre.

fixed term **utilities** **sublet** **wear and tear** **letting agent** **notice**

2. The rent doesn't include _____, so we pay for gas and electricity separately.

fixed term **utilities** **sublet** **wear and tear** **letting agent** **notice**

3. A few small marks on the walls after three years are normal _____.

fixed term **utilities** **sublet** **wear and tear** **letting agent** **notice**

4. You can't _____ your room to a friend without the landlord's permission.

fixed term **utilities** **sublet** **wear and tear** **letting agent** **notice**

5. If you want to leave, you must give two months' _____ in writing.

fixed term **utilities** **sublet** **wear and tear** **letting agent** **notice**

6. The agreement is for a _____ of one year.

fixed term **utilities** **sublet** **wear and tear** **letting agent** **notice**

1C True or false? Correct the false sentences.

1. Anna must pay two months' rent before she moves in.

True · Igaz **False · Hamis**

2. The deposit is kept in a special protection scheme.

True · Igaz **False · Hamis**

3. Anna will have to pay for the worn carpet.

True · Igaz **False · Hamis**

4. Anna can end the agreement after six months.

True · Igaz **False · Hamis**

5. The landlord pays the electricity bill.

True · Igaz **False · Hamis**

6. Anna must repair the boiler herself.

True · Igaz **False · Hamis**

A tananyag nyelvet tanít, nem jogi tanácsot ad. A példák főként az angliai gyakorlatot követik, a magyar szabályok eltérhetnek.

Notes · Jegyzetek

Answer key · Megoldókulcs

1A · Match the words (1–6) with the meanings (a–f).

1. e
2. c
3. b
4. a
5. f
6. d

1B · Complete the sentences with words from the box.

1. letting agent
2. utilities
3. wear and tear
4. sublet
5. notice
6. fixed term

1C · True or false? Correct the false sentences.

1. False · Hamis – she pays one month’s rent in advance plus a deposit of five weeks’ rent.
2. True · Igaz – Így van.
3. False · Hamis – a worn carpet is fair wear and tear.
4. True · Igaz – there is a break clause after six months, with two months’ notice.
5. False · Hamis – the tenant pays all utilities.
6. False · Hamis – the landlord is responsible; Anna only reports the problem.