

Renting a Home in Denmark: Guide

Moving to a new country can always be a trial as there are so many unforeseen things you have to deal with and asking is not always easy in another language.

You may just have received a job opportunity in Denmark or you may already have arrived in the country and now you are facing the first obstacle of finding a new home to live in.

There are various decisions you must take: Do you want to rent (Leje) or do you want to buy a property (Eje)?

This guide is about renting in Denmark

The process

1) Where to look?

The rental market in Denmark can be very competitive, especially in the larger cities. Therefore use all the channels you can:

Speak to your employer. They may have a deal with various landlords or use an expat service company. Ask your new employer to send out an email/ a message on a message board to all colleagues. They are your new network, so make use of it. Someone may know someone who has a property for rent.

Find local Facebook groups and post a message here (remember to ask admin for permission first).

Use an agency that specializes in relocation. This is a pricier method.

In Denmark one of the most used methods to finding a new rental property is by using the so called Portals. You will find most of the rental properties in Denmark on these. Some Portals are free, some appear to be free and others charge for you to be able to contact the landlords. This will often go hand in hand with the security and ease of use of the site- [BoligPortal](#), one of Denmark's largest and oldest sites. They charge for the service, but they also contact and control every landlord who creates an advert to ensure that there is no fraud committed.

2) Before you get started you need to know some important facts about Danish rental property:

In Denmark the quantity of rooms includes the bedroom. So a two-room flat is actually not 2 bedrooms but a living room and one bedroom. A three-room flat could be a flat with a living room, a dining room and a bedroom or a living room and 2 bedrooms.

Large Kitchen appliances and White goods: Some rental properties include large kitchen appliances such as fridge/freezer and cooker and in some cases a dishwasher and washing machine. In flats/apartments in the larger cities there may be a washing room which is shared by all tenants. These generally include washing machines, dryers and an area for drying clothes. A time table will generally be available for booking washing slots.

In newer buildings you will find a cooker installed but there may not be a fridge/freezer, washing machine or dishwasher. In this case you need to buy these yourself and take them with you when you leave (Unless the next tenants would like to purchase them)

Be sure you know what the situation is before you agree to rent a property, so you know what the financial situation is.

Floors: The first floor in Denmark is not the actual first floor. The very first floor you come to is Stuen/Stue-etage which is the ground floor. The floor above this is the 1.floor. Another floor, which may be habitable, is the cellar (Kælder-etage)

3) Now you are ready to start looking through the portals.

Completing a profile about yourself will give you an advantage over others. A photo, some text about yourself and your family/partner can be a part of it. Who are you? What do you like? What are you looking for? How long would you like to rent etc. The landlord is looking for reliability and people they can trust. Mirror the adverts text in your own: If they prefer nonsmokers, then mention this. If they have a garden, then talk about your love for gardening.

4) What does it all mean?

Check out our dictionary with important words below. An important term is A Conto. If the rent includes A Conto or A conto will be added, then a monthly fee covering heating and water is included.

5) Application

When you have found some properties peaking your interest, you need to send the landlord an application. This should again reflect that you are reliable and can be trusted to take care of the rental property.

6) A warning- Beware of fraud

Even if you use a Portal that contacts all landlords before they are allowed to advertise, some fraud adverts may sneak through. So to protect yourself, do not hand over a deposit without a signed contract, do not pay by bank transfer, if in doubt look up who owns the on this [website](#). And if your gut instinct tells you that something is wrong, contact the portal you are using and ask.

7) The contract

When a landlord and your agree to move forward, you will receive a contract. This is a copy of what a Danish rental contract typically looks like this: [Standard lejekontrakt.pdf](#). A lot of the contract terms are standard. It will include your name, address, the deposit paid, the rental price and terms and what is included in the rent and what is included in the property such as hard ware, furniture etc. Make sure you read paragraph 11 through, as this is where discrepancies and additions will be included. You can also use

Den digitale lejekontrakt which is a contract builder that helps you fill out the fields. It is easy to use and you save time: [Digital contracts](#)

8) The deposit

Time to wire the deposit to the landlord. This transfer will generally include one months rent plus three months deposit (most of which will be returned if you take good care of the property) and in some cases three month rent (again, you will either have this returned when you vacate or you will not have to pay rent the last three months). The terms for renting a single room are a bit different.

9) Indflytningsrapport

Before you move in, the landlord will go through the whole property with you. You will together inspect for already existing damages which will be written down in the report. Take lots of photos, as it is easy to forget what the issues were. This is to ensure that you do not get the blame for damages that were already present. You will get a signed copy of this report. You will then receive the keys to the property. After this date you will have 14 days to report any other faults that you may find. This will be added into the report.

10) What to do when moving?

There is a whole list of things to remember when you move in Denmark. You can read more about this at [Life in Denmark](#).

11) Moving out.

You have three months termination period of the contract. The termination should be handed to the landlord before the 1st of the month. Depending on your contract you may be responsible for repainting before moving out or you may need to vacate two weeks before the end of the three months termination period. The landlord will then use part of the deposit to repaint and carry out repairs in this two week period. It should all be part of the contract.

It is important that you clean the property well and bring it to the same standard as you received it in. Otherwise you could lose a larger sum of your deposit. When you vacate, you and your landlord will go through the property yet again (This is called Fraflytningssyn) to ensure you have not broken anything. This will be compared to the Indflytningsrapport.

12) Things to be aware of:

You may be responsible for clearing snow on the sidewalk in front of the property in winter. If it is a rental-flat this duty may be shared between the tenants or the landlord may be responsible.

Light fittings in Denmark are not that easy. You will need to wire all hanging lamps (or have someone qualified to do it). So ensure that you have plenty of table lamps to start with

Rental dictionary

Danish	English
A Conto (A/C)	Charges for utilities (charged as a set monthly cost)
Afvigelser	Exceptions
Benyttelse	Use
Besigtigelse	Inspection
Betaling	Payment
Brugsret	Right of use
Delevenlig	Suitable for sharing
Depositum	Deposit
El	Electricity
Emhætte	Cooker hood
Familie	family
Forudbetalt leje	Prepaid rent
Fraflytning	Vacating
Fællesantenne	Shared TV antenna
Hus	House
Husdyr	Pets
Husleje	Rent
Husorden	House rules
Indbetaling	Payment
Indflytning	Moving in
Indflytningsdato	Moving in date
Invetar	Equipment/Fixed items
Komfur/oven	Stove/Oven
Konto	Account

Kvinde	Woman
Køleskab	Refrigerator
Leje	rent
Lejemål	Tenancy
Lejer	Tenant
Lejlighed	Flat
Mand	Man
Møbleret	Furnished
Månedlig	Monthly
Opsigelse	Terms of notice
Opsigelsesfrist	Deadline for notice
Opvaskemaskine	Dish washer
Overtagelse	Take possession
Overtagelse snarest	Take possion as soon as possible
Overtagelsesdato	Date of taking possession
Pligt	Duty
Rækkehus	Terraced house
Skat	Tax
Studerende	Students
Særlige vilkår	Special conditions
Tørretumbler	Tumble dryer
Udlejer	Landlord/ Landlady
Ugentlig	Weekly
Underskrift	Signature
Vand	Water
Varme	Heating
Vaskemaskine	Wasking machine
Venner	Friends

Værelse	Room
Åbent hus	Open house
Årlig	Yearly
Stue	Living room
Stue etage	Ground floor
Andelslejlighed	Housing Co-op
Lejebolig	Rental accomodation
Ejerlejlighed	Owned apartment
Indflytningsrapport	Occupancy report
Fraflytningsrapport	Vacating report