

Leaving Geneva



SUMMARY

Lease
cancellation

Deregistration

Utilities
cancellation

Moving

Cleaning

Exit
inspection

LEASE CANCELLATION



LEASE CANCELLATION

Review the terms of your lease and figure out which is the best way to cancel the contract

- ➔ 3 months notice before the annual termination ?
- ➔ Diplomatic clause ?
- ➔ Liberatory clause ?
- ➔ Find a solvent tenant ?

Sent out your cancellation letter by registered mail
with signature of all the leaseholders

DIPLOMATIC CLAUSE & LIBERATORY CLAUSE

DIPLOMATIC CLAUSE
(Should be) In Geneva's General Conditions
1 month notice
Need to find a solvent new tenant or...
3 months penalty risk

LIBERATORY CLAUSE
Upon request
3 months notice
No need to find a new tenant
No penalty

FIND A SOLVENT TENANT

- ✓ To terminate the lease earlier than the annual term you must present a solvent tenant to the régie or landlord.
- ✓ Please note that simply "sending" candidates application to the régie is not enough to release you from your legal obligations and terminate the lease; it is necessary for a new lease to be concluded by the new tenant.
- ✓ Early termination provides you with a notice of **1 month for the middle or the end of a month**, starting when the régie or owner has received the **complete** file of the applicant.
- ✓ A complete file means the exact same documents that you had to submit when you applied for your accommodation (application form, ID or work permit, last 3 payment slips, proof of no debt enforcement, RC insurance certificate).
- ✓ Particular attention should be given on the applicant's solvability; you should check if the person's salary allows him / her to afford the accommodation; it is generally considered that the rent should not take over 30% of a person or couple's gross salary.

DEREGISTRATION



DEREGISTRATION



This process should be done
minimum 1 month prior to your departure
to local Swiss authorities or by your commune



Home service providers and
insurances companies will request
an “**attestation de départ**” for your deregistration

UTILITIES CANCELLATION



- Bank
- Tax authorities
- Car plates
- Mail forwarding

UTILITIES & OTHER CANCELLATIONS



**Electricity, gas, water,
maintenance contracts**



**Organise your mail forwarding
with your local Post office**



Phones, TV, internet
(check your termination terms
with your providers)



Give back your car plates



**Gym club, kid's and
other memberships**



**Inform the Tax authorities
of your departure**



Insurance policies
(household, fire, car, pet)

- Keep your third-liability insurance open until your exit inspection.

→ It could be needed to open a claim



Inform your bank of your departure
but keep your bank account open as
you could receive potential reimbursements
after your departure. Close your account
as soon as all the funds have been received.

MOVING

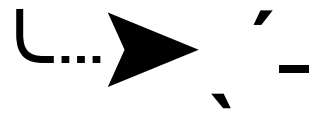


MOVING

- For your exit inspection, your accommodation will need to be empty of all furniture and entirely cleaned
- You can contact one of our supporting member [Duperrex](#). You benefit of 10% discount on the price of your move and 10% discount on certain options (packing, unpacking, cleaning, etc.).

DUPERREX International Ltd

Always on the move!



MOVING

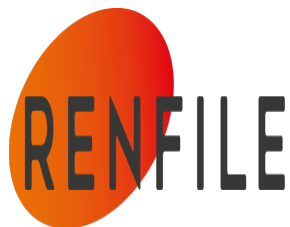
If you have furniture for sale or to give away, you can put an advert on the different websites :

For sale



anibis.ch

To give away



EMMAÜS
GENÈVE

CLEANING



CLEANING



It is expected to have the premises **entirely cleaned** before your exit inspection.



You can do the cleaning **yourself**, but at the risk of not meeting the standards required by the régie or the owner and be charged for extra cleaning costs afterwards.



In resumé, it is **recommended/highly suggested** to hire a **professional cleaning company** before your exit inspection.

EXIT INSPECTION



EXIT INSPECTION



Ask your régie or owner for a pre-exit inspection.

This process is particularly useful, to understand what needs to be done between this appointment and the final handover.



This will give you **enough time** to carry out **any repair work** for which you may be responsible, and to contact your **insurance company** to open a claim if necessary.



Review your entrance inspection

before meeting with the régie or the owner.

USEFUL LINKS

Home



- [SIG](#)
- [Sunrise](#)
- [Salt](#)
- [Swisscom](#)
- [Voirie](#)

Vehicule



- [SAN](#)
- [OCV](#)

Finance & taxes



- [OCPM](#)
- [Taxes Geneva](#)
- [Taxes Vaud](#)

- [BCGE](#)
- [UBS](#)
- [Raiffeisen](#)

HOW CAN CAGI HELP YOU ?

With a free lease contract review
to help you identify the best
termination option for your
accommodation



- Subscribing to the CAGI Housing Platform to advertise your accommodation
- [CAGI Housing platform](#)



HOUSING VIDEOS



Housing search



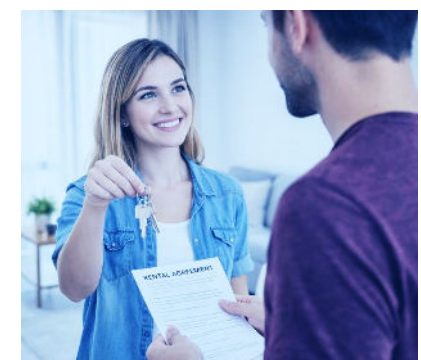
Lease contract types



Lessor & tenant's legal obligation



Entry inspection



Subletting

CENTRE D'ACCUEIL DE LA GENÈVE INTERNATIONALE
INTERNATIONAL GENEVA WELCOME CENTRE

HOUSING IN GENEVA



 **YouTube**
playlist



Lease cancellation



Diplomatic / liberatory clause



Exit inspection



 **Insurance**



 **Housing**

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