



#19 Seventh Terrace, Centerville
Nassau, Bahamas
(242) 322-2564



Quick Renter's Guide:

Renting Real Estate in The Bahamas with an Agent



Why Use a Licensed Real Estate Sales Associate?

A licensed real estate agent makes renting easier, faster, and safer. They will:

- Help you find the right property based on your budget, location, and lifestyle
- Arrange property viewings
- Negotiate lease terms on your behalf
- Ensure that the lease is legally sound and fair
- Guide you through required documents and any local formalities
- Act as a liaison with the landlord



Agents are paid by the landlord—so as a renter, you typically don't pay commission.



What You Need to Know Before Renting



For Local Renters:

- Have proof of employment or income
- Be prepared with a security deposit (usually 1 month's rent) and first month's rent
- Some landlords may request a letter of reference or rental history



For International Renters:

- You'll need a copy of your passport
 - Some landlords may ask for bank statements or proof of income
 - Consider short-term vs long-term rental options depending on your stay
 - Understand local rental customs—e.g., furnished units are common
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Questions to Ask Before Renting

- Is the unit furnished or unfurnished?



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- What utilities are included in the rent?
 - How is garbage collection, maintenance, and landscaping handled?
 - Are pets allowed?
 - What is the length of the lease? Can I renew?
 - What is the process for breaking the lease if needed?
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Typical Costs You'll Pay

- 1 month's security deposit
 - 1st month's rent
 - Utilities (unless included)
 - Internet/cable setup
 - (Optional) Tenant insurance
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Documents You May Need

- Passport or Government-issued ID
 - Job letter or proof of income
 - Previous landlord references
 - Application form (some agents/landlords require this)
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Final Tips for Renters

- Be clear about your budget and must-haves from the start
- Read your lease carefully before signing
- Ask for an inventory if renting furnished
- Take photos of the unit's condition at move-in
- Work with a licensed agent—they protect your interests!