



Suite F111, Multipurpose Complex, Abiodun Jagun street,
off Wemco road, Lagos, Nigeria
Phone: +234 814 798 0988
Email: Info@urbanacassociates.net
Website: www.urbanacassociates.net

Tenant Information Guide: Renting in Lagos, Nigeria

Welcome to Lagos, Nigeria! This tenant information guide aims to provide you with essential information and helpful tips to navigate the process of renting a property in this vibrant city. Whether you are a local resident or an expatriate, understanding the local rental market and your rights and responsibilities as a tenant will contribute to a positive rental experience.

Understanding the Rental Market:

- Lagos is a bustling metropolis with a high demand for housing. Rental prices can vary significantly depending on factors such as location, property type, size, and amenities.
- Popular residential areas in Lagos include Victoria Island, Ikoyi, Lekki, Ikeja, and Surulere. Each area has its own unique characteristics and rental market dynamics.
- Conduct thorough research on rental prices and property availability in your desired location. Online real estate platforms, local real estate agents, and classified ads can be valuable resources for finding rental properties.

Types of Rental Properties:

- Lagos offers a variety of rental options, including apartments, flats, duplexes, bungalows, and serviced apartments. Determine your preferences and budget to narrow down your search.
- Serviced apartments provide additional amenities and services such as security, cleaning, and maintenance, but they may come at a higher cost.

Rental Process and Documentation:

- When renting a property, you will typically be required to provide certain documents, including a valid form of identification (such as a passport or national ID), proof of employment or income, and references.
- It is common for landlords to request a security deposit equivalent to a few months' rent in advance. Ensure you understand the terms of the deposit, including conditions for refund and deductions.

Tenancy Agreement:

- A tenancy agreement is a legally binding document that outlines the terms and conditions of the tenancy. Read and understand the agreement before signing it.
- Pay attention to clauses regarding rent payment, duration of the tenancy, notice period for termination, maintenance responsibilities, and any additional fees or charges.
- Seek legal advice or assistance if you have concerns or need clarification on any aspect of the tenancy agreement.

Rent and Utility Payments:

- Rent payments are typically made on a monthly or quarterly basis. Determine the preferred payment method with your landlord, whether it is cash, bank transfers, or other agreed-upon means.
- Clarify which utilities (such as electricity, water, and internet) are included in the rent and which ones you are responsible for paying separately. This information should be specified in the tenancy agreement.

Maintenance and Repairs:

- Understand your responsibilities as a tenant regarding maintenance and repairs. In most cases, minor repairs and maintenance tasks are the tenant's responsibility, while major structural repairs are the landlord's responsibility.
- Promptly report any maintenance issues or damages to the landlord or property management. Document any communication or requests made in writing to ensure proper resolution.

Security and Safety:

- Take necessary precautions to ensure your personal safety and the security of the rented property. Install and use reliable security measures such as door locks, window grills, and alarm systems.
- If residing in a gated community or apartment complex, familiarise yourself with security procedures and regulations in place.

Neighborhood and Community:

- Get to know your neighbourhood and its amenities. Lagos offers a wide range of shopping centres, markets, restaurants, parks, and recreational facilities. Take advantage of these offerings to enhance your quality of life.

Dispute Resolution:

- In the event of a dispute or disagreement with your landlord, try to resolve the matter amicably through communication and negotiation.
- If necessary, seek legal advice or mediation services to help resolve the dispute. Familiarise yourself with the relevant tenancy laws and regulations that protect tenants' rights in Lagos.

Remember, this guide provides general information and should not substitute for professional advice. Always consult legal professionals or experts for specific concerns or inquiries related to your rental situation. We hope this guide helps you navigate the rental process and enjoy your time as a tenant in Lagos, Nigeria!