

Renting an Apartment in Ankara

Printable Due-Diligence Checklist

Use this checklist while comparing apartments, reviewing documents, and preparing to move in. Leave any item unchecked until you have verified it for yourself.

Important: This is practical guidance, not legal, immigration, or real-estate advice. Verify current requirements with the appropriate Turkish authority or an independent qualified professional.

Identity, status, and documents

- ☐ I verified the landlord's identity and authority to rent the apartment.
- ☐ I independently understood or translated every document before signing.
- ☐ If notarization is needed, I confirmed the notary's document, interpreter, attendance, and fee requirements in advance.
- ☐ The documents identify me accurately as a tenant. No paying tenancy is described as a guest arrangement.
- ☐ I confirmed which rental, residence permit, and address registration documents I will receive.

Money and lease terms

- ☐ I compared the apartment with similar listings currently on the market in the same neighborhood and price range.
- ☐ The rent, deposit, commission, aidat, utilities, prepaid rent, and every additional fee are written down.
- ☐ The payment schedule, payment method, and deposit-return terms are clear.
- ☐ Every negotiated concession and promised repair appears in writing.
- ☐ I will receive a complete, signed copy of the lease and all attachments, plus traceable records of all payments.

Apartment inspection

- ☐ I tested the plumbing, hot water, drainage, toilet, heating, appliances, outlets, windows, doors, and locks.
- ☐ I checked for leaks, mold, water damage, broken fittings, damaged furniture, and signs of poor maintenance.
- ☐ I confirmed the furnished inventory and recorded anything missing, damaged, dirty, or only partly functional.
- ☐ I asked about building dues, utility balances, building rules, pets, repairs, and possible urban renewal.

Before keys and move-in

- ☐ I photographed and filmed every room, fixture, appliance, furnishing, meter, and item of existing damage before moving in.
- ☐ I created a written move-in condition report and sent it to the landlord or agent in writing.
- ☐ Every repair promise identifies what will be repaired, who is responsible, who will pay, and the deadline.
- ☐ I saved the listing, messages, translations, lease, attachments, receipts, photographs, videos, and repair records outside the messaging app.
- ☐ Nothing remains unclear, inaccurate, incomplete, blank, or dependent on a verbal promise—and I am not being rushed to proceed.

Trust the pause. If an important answer or document is missing, stop before paying or signing.