

Renting an Apartment with VidalMarin Abogados y Consultores

We make the rental process as simple and transparent as possible. Here's how it works:

1. Find your new home

Browse our listings and choose the apartment that best fits your needs, lifestyle, and budget.

2. Qualification questions

Answer a few simple questions to confirm that the property is suitable for you and your circumstances.

3. Schedule a viewing

Book an in-person visit or, if you are not in Alicante, arrange a video call.

4. Document verification

Once you've chosen a property, we'll need the following documents to proceed:

- Copy of work contract or proof of freelancing and/or business ownership
- Last 3 payslips and/or bank statements for the same period*
- For those with work contract in Spain we will require Vida Laboral
- Copy of passport, NIE/TIE, DNI, or national ID card
- For students, landlords typically require a guarantor and/or documentation from their parents/tutors to prove financial means to cover the price of the monthly rent and bills

Many landlords may take out rental default insurance. If that would be the case, to carry out the risk assessment through the insurer, we will need you to sign a data protection consent form in accordance with Spanish data protection law (LOPD).

** If you are a pensioner, VidalMarin Abogados y Consultores will require proof of income or pension as part of the standard verification process before entering into a tenancy agreement. This documentation helps demonstrate the tenant's ability to meet rental obligations throughout the lease term.*

If you are a freelancer/autónomo, we will ask for vida laboral or equivalent, and quarterly tax declarations.

5. Reservation Agreement

Once the checks are successfully completed, you will make an advanced payment equivalent to circa **75% of the monthly rent** to reserve the property. This is formalized through a reservation contract/document, signed by both parties.

The reservation guarantees that the property is withdrawn from the market while the lease documentation is prepared and, where applicable, while the insurer carries out its risk analysis. The amount paid will be deducted from the total amount due in the first month.

The reservation payment typically splits: 70% for the landlord/owner of the property and 30% for VidalMarin Abogados y Consultores' fees.

6. Lease Agreement and Payment

We draft and review the lease agreement, clearly setting out the rights and obligations of both parties. The contract is sent for handwritten signature, as this is the preferred method of the authorities.

At this stage you will make outstanding payments: the security deposit (minus the reservation already paid), the first month's rent, and the remaining fees due to VidalMarin Abogados y Consultores.

7. Key handover and move-in

Once everything is signed and paid, we will hand over the keys on the start date of the lease, and you can begin enjoying your new home in Alicante.

8. Inventory

Depending on the landlord, the inventory provided with the lease agreement must be signed either at the time of contract signing and key handover, or within the first two weeks following the signing date.

With us, renting is clear, safe, and stress-free.