

# M010

JUWO FACTSHEET: CHANGE OF RENT

## CHANGE OF RENT? JUWO CLARIFIES AND SUPPORTS YOU

JUWO IS A NON-PROFIT ORGANIZATION, WHICH MEANS THAT OUR WORK IS NOT ABOUT EARNING MONEY, BUT ABOUT PROVIDING AS MUCH AFFORDABLE HOUSING AS POSSIBLE FOR YOUNG ADULTS IN EDUCATION.

### JUWO IN BETWEEN

We rent apartments from various cooperatives and from additional owners. JUWO is therefore the tenant. The rent for your apartment is not determined by us, but by the owner. Based on this rent, we sublet the apartments including our expenses to our

tenants. Rental rates can change during the term of the rental agreement. Reasons for this are changes in the reference interest rate, the building insurance value or adjustments to the effective heating and utility costs. As soon as JUWO receives such an adjustment from the owner, it will be pas-

sed on to the JUWO tenants. The change can be an increase or just as well a decrease of the rent.

### POSSIBLE REASONS FOR A CHANGE OF RENT

#### REFERENCE INTEREST RATE

The reference interest rate is the average rate at which interest is charged on mortgages in Switzerland. The Federal Office of Housing (BWO) sets this rate on a quarterly basis.



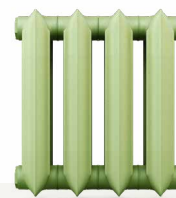
#### BUILDING INSURANCE VALUE

The building insurance is an insurance for the protection of fixed buildings, which is obligatory in the canton of Zurich. The insurance value corresponds to the reconstruction costs of the building at the same size, in the same condition, with the same interior standard, for the same use and at the same location.

The value may change and is therefore recalculated regularly.

#### HEATING, UTILITY AND OPERATING COSTS

In most cases, the heating, utility and operating costs are calculated as a flat rate in the JUWO rental rates. These flat rates are periodically recalculated based on actual costs and adjusted as needed.



### SETTLE WITH JUWO AND NOT WITH THE AUTHORITY

You have received a rent increase and do not understand the reason even with the help of this leaflet? Then get in touch with your JUWO contact person. We will gladly explain the reasons and take time for you.

Contact us even if you do not agree with the increase - we can avoid the way to the arbitration authority with an open and personal conversation.

We can assure you that we will thoroughly check all rents and their changes.

As mentioned, the goal of JUWO is to provide affordable housing.

#### TIP

Be sure to read our leaflet on the subject of saving energy.

