

# Accommodation Advice for International Students in Vietnam

Finding a comfortable and stable place to live is one of the most important steps as you settle into life in Vietnam. Whether you're staying short-term or looking for a long-term home, it's essential to understand how renting works here — from contacting real estate agents to ending a lease.

## Step 1: Looking & applying for rental property.

Finding a place to live in Vietnam usually involves working with a **real estate agent** — a third-party who helps connect you with available apartments or shared homes. Most agents speak basic English and are familiar with working with international students.

### Where to Search

You can begin your search through:

- **RMIT's Accommodation Suggestion List** – trusted and student-friendly options
- **Google** – search terms like “Apartment for rent in District 7” or “Studio near RMIT”
- **Facebook Groups** – look for expat or housing communities (e.g., “Apartments for Rent in HCMC”)

### How to Contact Real Estate Agents

Once you find a listing or agency:

- Clearly explain your **budget, preferred location (e.g., District 7), length of stay, and any specific requirements** (furnished/unfurnished; utilities included, etc.)
- Ask whether the agent charges any **service fees or commission** (some do, some don't)
- Request **photos or videos** of the property if you can't visit in person

 **Pro tip:** Most agents will use mobile apps like **Zalo, WhatsApp**

### When You're Ready to Apply

If you find a place you like:

- **Schedule a viewing** – either in-person or via video call if you're not in Vietnam yet. We encourage you to visit the property in person.
- **Check the property's condition**, location, nearby amenities, and ask about utility costs.
- **Review the lease agreement** carefully — ask for lease in both English & Vietnamese.
- Be ready to provide:
  -  A copy of your **passport**
  -  Your **student visa**
  -  Your **student ID** (or Letter of Offer if not enrolled yet)

## Step 2: Rental Contract (leases)

A contract is an agreement between you and the rental provider about what each of you will do, or not do, while you are renting the property.

### Lease Duration

- The standard lease in Vietnam is usually **6–12 months**
- However, it is possible to **negotiate a shorter lease** (e.g., 3–4 months), especially if you're staying for a short study period

 **Pro tip:** Be upfront about your stay duration when talking to agents or landlords

### What to Look for in the Contract

Before signing anything, ensure the contract clearly includes:

- **Rental price** (monthly rent amount and due date)
- **Lease duration** (start and end dates)
- **Security deposit terms** (how much, and move-out conditions under what conditions it will be refunded)
- **Maintenance responsibilities** (what you fix vs. what the landlord handles)
- **Utilities** (what's included in the rent, and what's not)
- **Early termination clause** (Notice period for ending the contract (often 30 days))

- **Guest policy, pet policy, quiet hours**, and any other house rules
- **Make sure to clearly ask your landlord for resident registration with local police:**

*"Will you help me register my residence with the ward police?"*

 **Pro tip:** Ask agent/ landlord for a bilingual contract – It's best to request a **contract in both English and Vietnamese**.

### Deposit & Advance Payment

Once the contract is agreed upon, you'll typically be asked to pay:

- **A security deposit of 1–2 months' rent** (varies by property and lease length)
- Sometimes **1 month's rent in advance** as a commitment
- Make sure to **get a written receipt** for all payments — this is important for your records and for when you move out

 **Pro tip:** Don't hand over money unless you've reviewed and signed the contract.

## Step 3: Starting Tenancy

### Residence Registration – Don't Skip This Step!

All international students **must have their residence registered** with the local ward police. Failure to register can cause issues with visa renewals or legal paperwork — so double-check that this step is completed after you move in.

Usually, landlords or building management will handle this process for you. But **do not assume** it's done — always **confirm and follow up**.

They will typically need:

- A copy of valid **passport & visa**
- Your **rental contract**

Ask for signed confirmation by landlord once the registration is approved by local authorization.

 **Pro tip:** Please see Examples below Residence Registration.

**Example 1:**

<p>Name of accommodation: <b>100/10 Nguyễn Văn Phúc, Quận 7</b>    Điện thoại: <b>0937123456</b></p> <p><b>DANH SÁCH KHÁCH ĐANG ĐĂNG KÝ TẠM TRÚ</b></p> <p>Thời điểm đăng ký: 10:01 ngày 25/01/2023</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>STT</th> <th>Họ tên</th> <th>Ngày sinh</th> <th>Quốc tịch</th> <th>Số hộ chiếu</th> <th>Ngày đến</th> <th>Ngày đi DK</th> <th>Số phòng</th> <th>Ngày xác nhận</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>[REDACTED]</td> <td>[REDACTED]</td> <td>[REDACTED]</td> <td>[REDACTED]</td> <td>29/11/2021</td> <td>29/11/2023</td> <td></td> <td>26/07/2022 2:01 PM</td> </tr> </tbody> </table> <p>Người thực hiện:   </p>	STT	Họ tên	Ngày sinh	Quốc tịch	Số hộ chiếu	Ngày đến	Ngày đi DK	Số phòng	Ngày xác nhận	1	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	29/11/2021	29/11/2023		26/07/2022 2:01 PM	<p>1</p>	<p>CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  <b>Độc lập - Tự do - Hạnh phúc</b>    Ngày 25 tháng 02 năm 2023</p> <p><b>THÔNG TIN KHÁCH ĐĂNG KÝ TẠM TRÚ</b></p> <p>Họ tên: <b>[REDACTED]</b> Ngày đến: <b>09/03/2023</b>    Ngày sinh: <b>[REDACTED]</b> Ngày đi: <b>[REDACTED]</b>    Giới tính: <b>[REDACTED]</b> Ngày đi dự kiến: <b>22/03/2023</b>    Quốc tịch: <b>[REDACTED]</b> Tạm trú: <b>101/12A Nguyễn Văn Cửu, Phường 12, Quận 10, TP. Hồ Chí Minh</b>    Số hộ chiếu: <b>[REDACTED]</b> Số phòng: <b>[REDACTED]</b>    Người nhập: <b>[REDACTED]</b> Cơ sở lưu trú: <b>[REDACTED]</b>    Ngày nhập máy: <b>10/03/2023 10:31:35</b> Phường/xã: <b>[REDACTED]</b>    Ngày xác nhận: <b>[REDACTED]</b> Quận/huyện: <b>[REDACTED]</b></p> <p>Người thực hiện:   </p>
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### Example 2:

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc Lập - Tự Do - Hạnh Phúc

## **DON XIN XÁC NHẬN TẠM TRÚ**

Kính gửi: CÔNG AN PHƯỜNG TÂN HƯNG, QUẬN 7;

Họ và tên: \_\_\_\_\_ Sinh ngày: \_\_\_\_\_

Hộ khẩu thường trú: Thị trấn Lai Vung

Quốc tịch:

Lý do: Đề xin gia hạn Visa

Tôi xin chân thành cảm ơn

Ngày 06 tháng 01 năm 2023

NGƯỜI LÀM ĐƠN

#### XÁC NHẬN CỦA CÁC TÂN HƯNG:

0/3/2023 ( )  
Số 01/2023/STT  
P.Tân Hồng, số 2-15/01/2023  
nghị 24/01/2023  
PHƯỜNG TÂN HỒNG, Ngày 08 tháng 01 năm 2023  
PHÒNG CÔNG AN PHƯỜNG

THIẾU TÙ Trịnh Kim Thành

Please refer to this guideline for detailed instructions.



HO CHI MINH CITY'S PUBLIC SECURITY  
IMMIGRATION OFFICE

## RESPONSIBILITIES OF FOREIGNERS, HOSTS AND INDIVIDUALS, ORGANIZATIONS GUARANTEEING FOREIGNERS

According to Article 45, 46 Law of entry, exit, transit, and residence of foreigners in Vietnam, The Immigration Office of HCMC Police requests foreigners and agencies, organizations, individuals in charge of entry of foreigners pay attention to make good performance of the following responsibilities

**FOR FOREIGNERS**

1. Comply with the laws of Vietnam; respect the cultural traditions, customs and habits of Vietnam.



2. Engaged in activities in Vietnam in accordance with the stated purpose of entry.



3. Request accommodation establishments declare temporary residence or self-declare if owning or long-time renting a house.



4. Carry passports, laissez-passers, papers related to residence in Vietnam while traveling, and present them to competent authorities on request.



5. When a foreigner who has a permanent residence in Vietnam leaves Vietnam to permanently reside in another country, he/she must return the permanent residence card to the immigration unit at the border checkpoint.



**FOR HOSTS**




1. Be responsible for declaring temporary residence for foreigners.

2. Immediately notify the police about signs of violations related to foreigners.

**FOR AGENCIES, ORGANIZATIONS, INDIVIDUALS IN CHARGE OF ENTRY OF FOREIGNERS**



1. Instruct foreigners to comply with law, respect the traditions and customs of Vietnam.



2. Fulfill the obligations of sponsors as prescribed by law; cooperate with competent authorities of Vietnam in resolving issues pertaining to the invited or sponsor foreigners.



3. Cooperate with competent in monitoring foreigners' activities in accordance with their entry purposes while they are temporarily residing in Vietnam; cooperate with lodging establishments in declaring temporary residence of foreigners.



4. Cooperate with regulatory bodies in completing the procedures for inviting/ sponsoring foreigners to enter Vietnam to do activities subject to approval by the said regulatory bodies before making the invitation or sponsorship.



5. Notify immigration authorities in writing of the cases in which foreigners granted entry/exif/ residence permits no longer wish to be sponsored during their temporary residence period in Vietnam, and cooperate with competent authorities in requesting such foreigners to leave Vietnam.

**Individuals and organizations that violate the above regulations will be fined: The highest fine is 40,000,000 VND for organizations and 20,000,000 VND for individuals, foreigners may be deported.**

**CONTACT**  
 Tel: 028.38297107 - 028.38299398  
 Scan QR Code to access



ZALO



WEB

## Step 4: Ending Tenancy

### To properly end your lease:

- Notify your landlord in advance (usually 30 days' notice is required but check your contract for agreed term)
- Clean the property and repair any damage
- Return all keys and access cards
- Be present for a final inspection
- Ensure all utility bills are paid
- Your deposit will be refunded, minus any damage or unpaid costs

 **Pro tip: Living in Shared Housing** - Sharing with others is a cost-effective option but requires good communication.

- Discuss house rules, bills, rent, and cleaning schedules, guests, and quiet hours
- Ensure everyone's name is on the lease, or that there's a written agreement with the head tenant
- Be mindful of cultural differences and personal space

## Need Help?

If you're unsure or need assistance:

- Contact the **International Student Support Team** at RMIT Vietnam via [international.students@rmit.edu.vn](mailto:international.students@rmit.edu.vn)
- Reach out to reliable housing agents listed in our Accommodation Suggestions
- **Do not pay deposits or rent** until you've verified the property and signed an agreement!