**Infographics: Long-term and medium-term rents are 25% more expensive in Prague than in Brno**

*Brno, 1st August 2016 –* **Long-term rents in Prague are almost 25% more expensive than in Brno showed research carried out by Flatio portal. Flatio compared the flats which are, according to the Czech statistics office, most wanted. These are flats with 50 m2 extend and 2+kk disposition (2 rooms with a kitchenette). The difference of a monthly rent is almost 2 400 Kč/month. A 2+kk flat costs 10 240 Kč in Brno whereas 12 600 Kč in Prague which is 23% more. The same difference applies to medium-term renting with housing contracts from one to six months. Flatio, the only specialized portal offering medium-term rents in the Czech Republic, got the data from the flat owners who let their properties through Flatio. In total they own 500 flats.**

A part of the research among property owners was also the comparison of the earning capacity with long-term and medium-term renting. Medium-term rents with the same contracted time earn almost two monthly rents a year more. The analysis is based on 90% of contracted time and includes also the costs that the owners pay when taking care of the flat.

**Flat tours and repairs cost more than 1,5 of the rent price a year**

“*Along with the survey of prices we also searched what costs the owning of a property has. We managed to create a calculator which allows us to precisely estimate the real costs of owning a property. The costs are between 15 to 20 percent of a year’s rent*,” says the founder and CEO of Flatio, Radim Rezek. An owner spends in average 48 hours a year on flat tours, communication with potential tenants or the real estate agency. He/she also spends another 24 hours a year taking care of the property, communicating with the current tenant and taking care of small repairs. “*We multiply the objective result of hours spend with the average wage in the city*,” adds Rezek. The last number in the research is the cost of repairs, painting and housecleaning. The calculator does not include costs of the flat wear which are the same with long-term and medium-term renting.

**Medium-term rents have higher costs which are carried off by higher rents**

Flatio used the data from tenants to create a calculator which compares the earning capacity of long-term and medium-term rents. The calculator is available for all who are interested in this new reality service. The model calculation based on the most popular flats counts the same duration for communication with tenants, but it includes three times higher costs for repairs and fee for Flatio in case of medium-term rents. It is neutralized with a higher rent which is 25%/month more. This is a common increase of an average rent of flats rented for less than six months. The calculation does not include time for flat tours because they are solved with modern virtual tours on Flatio. The contracts are also signed online. This approach is appreciated with medium-term rents not only by the landlords, but also the customers.

**Flatio reference**

*„I let my flat in Prague for many years. I was attracted to Flatio by the complete novelty in letting. I like the absence of personal tours. I also think that the medium-term letting in combination with short-term and long-term letting will increase my income and the flat’s occupation.”* – Jiří Bílek, flat owner and Flatio’s client

*„We were looking for temporary three-month housing for our whole family because of my husband’s job. We loved the virtual tours – it takes only a few minutes, you can come back and show the flat to your husband at ten o’clock at night without travelling.” –* Lucie Guziková,klientka Flatio