FAQs

**YÔGA section change name to GENERAL**

**- Who is YÔGA?**

Created in 2012, we have quickly become one of the #1 referenced real estate agencies for expats, students and businesspeople in Shanghai. We own one of the biggest city-center apartment databases in Shanghai. Thanks to this database, in June 2016, we were able to upgrade to a real estate investment company.

We provide a full range of real estate consulting services. We combine Shanghai's real estate market knowledge with a selected group of experienced experts making it our priority to understand the specific needs of our clients and provide tailor-made services. **We are here for you!**

**-When should I start apartment hunting?**

We suggest you start searching 1-2 months before you need to move in. Our team can start selecting good options for you beforehand so that you can have an understanding of available options on the market.

**-Where do most expats live in Shanghai?**

It depends! Every district has its own charm. Jing’an, People’s Square, Changning, Xuhui (the Former French Concession, or FFC) are the most desired locations for expats to settle down. YÔGA focuses mostly on downtown apartments.

**- What type of houses available in Shanghai?**

* **Serviced apartments**

This kind of apartments has high standard of service and usually priced much higher. Although, rental is more expensive, there are plenty of services and amenities already included: 24/7 concierge, beddings, kitchen appliances, utility bills, gym&swimming pool, etc. It’s a good choice for those who are looking for all-inclusive accommodation for short term period.

* **Lane houses**

Lane house is the English term for the Shanghainese 'shikumen', small clusters of three- or five-story terrace houses with stairs that were built around the city in the early 20th century. They incorporated both Chinese and Western influences in their construction, showing the international influence within Shanghai at the time.

* **High rise buildings**

Most of the high-rise buildings were built not long time ago and usually have up to 30 floors. You can find a lot of new compounds with buildings like this in Jing’an, Changning, Hongqiao and Putuo. All of them have 24/7 security guards, parking, compound garden.

* Villas

Villa or townhouse is a separate house with two- three-story and usually with yard or garden. It’s a great choice for families. Most of them are located in suburban areas and in downtown Xuhui District. Normally each villa is owned by different landlord so design and decoration can vary from simple and modern to vintage style.

**Departure**

**-What’s the check-out process?**

When it’s time to leave, our team will organize a check-out procedure requiring landlord, tenant and agent to be there. After sorting all utility bills and checking the apartment’s condition, you will be able to get your deposit back. Please pay attention that the apartment should be in a good condition, otherwise the landlord might deduct some amount for damages and cleaning.

-Can I use my deposit as a last month rent of for utility bills?

There will be a statement in your lease agreement saying that you may not apply your security deposit to your last month of rent or utility bills.