01 / 04 • BEFORE YOU SEARCH

退休返台租屋準備清單

Renting in Taiwan After Retirement
A Bilingual Planning Checklist

準備回台灣租屋，可以先整理自己的生活習慣、租屋預算與看屋安排。這份工作表可自行填寫，也可和親友討論，之後帶給房仲參考。不是正式租屋申請表。

Use this worksheet to clarify your housing needs and viewing plans. Complete it on your own or discuss it with someone you trust, then bring it to a real estate agent. This is not a rental application.

A. 找房前先確認 Your basic plan

預計入住時間
Target move-in date

希望居住區域
Preferred district / area

每月租金上限（NT$）
Monthly rent ceiling

每月總支出上限（含管理費等）
Total monthly housing budget

B. 哪些條件不能退讓？ Must-have or nice-to-have?

租屋條件 / Housing need	必要 Must	可商量 Flexible
電梯或一樓 / Elevator or ground floor	☐	☐
診所、藥局方便到達 / Easy access to clinics, pharmacies	☐	☐
日常採買方便 / Easy grocery shopping	☐	☐
浴室、出入口沒有明顯障礙 / Accessible bathroom and entry	☐	☐
適合長期居住 / Suitable for a longer stay	☐	☐
其他（自行填寫） / Other: _____	☐	☐
其他（自行填寫） / Other: _____	☐	☐
其他（自行填寫） / Other: _____	☐	☐

C. 返台與看屋安排 Return and viewing arrangements

☐ 已經回台灣
Already in Taiwan

☐ 尚未返台
Still overseas

☐ 可自行看屋
Can view properties myself

☐ 希望有人陪同
Would like someone to accompany me

在台灣有誰可以協助或陪同看屋？（親友、房仲或其他協助者）
Who in Taiwan could help with or accompany a viewing (friend, relative, agent, or other contact)?

02 / 04 • BEFORE A VIEWING

先問清楚，再安排看屋

Ask These Questions Before Scheduling a Viewing

海外返台看屋不容易，先請房仲確認這些關鍵問題，避免到了現場才發現房東不接受年長租客。
Screen properties before making the trip. Not every listing will suit a returning retiree.

打給房仲，確認 6 件事 Six questions to ask

- ☐ **房東願意出租給退休／年長租客嗎？**
  Is the landlord open to renting to a retired / older tenant?
- ☐ **房東對獨居或海外子女有哪些顧慮？**
  Any concerns about living alone or family members living abroad?
- ☐ **需要保證人嗎？緊急聯絡人能否由在地協助者擔任？**
  Is a guarantor required? Can a local service contact be listed for emergencies?
- ☐ **月租之外，管理費、水電、其他費用怎麼算？**
  What are the management fees, utilities, and other charges?
- ☐ **簽約要付哪些費用？房仲服務費何時支付？**
  What are the move-in costs and the agent's fee?
- ☐ **能否提供契約先看？修繕、提前退租、續租怎麼寫？**
  Can we review the lease in advance, including repairs, early termination, and renewal?

可以直接使用的說法 A message you can send

您好，我們準備退休回台灣長住，有固定退休收入，也能安排台灣在地聯絡人協助緊急聯繫及日常房屋事務。請問這個物件的房東願意考慮年長租客嗎？

Hello, I'm planning to retire in Taiwan and am looking for a long-term rental. I have a stable retirement income and can arrange a local contact for emergencies and routine housing matters. Would the landlord consider an older tenant?

租金補貼別只問「能不能申請」 Rental subsidy: discuss the practical risk

> 依法，符合資格的租客申請中央租金補貼不需房東同意，租約也不得禁止申請。但房東可能日後從公益出租人資格、稅單或報稅過程得知；若房東已明確反對，先評估續租風險。
> Eligible tenants do not need landlord permission to apply. However, the landlord may later find out through tax or public-welfare-landlord records. Consider renewal risks before proceeding.

房仲回覆與待確認事項
Agent's response / follow-up

03 / 04 • WALK THROUGH THE HOME

看屋時，試著想像十年後的生活

View the Home With Future Needs in Mind

不只看裝潢。從大樓入口走到臥室、浴室與廚房，想想提著東西、身體不舒服，或未來使用助行器、輪椅時，是否仍方便。

Walk through the home as you would use it today—and consider whether it would still work if your mobility changes.

進出大樓 Entrance and common areas

- ☐ 大樓入口、電梯前是否有台階？助行器或輪椅能通過嗎？
  Any steps at the entrance or elevator? Enough room for a walker or wheelchair?
- ☐ 電梯是否正常？走廊照明、門禁和管理員聯絡方式清楚嗎？
  Does the elevator work? Are lighting, access and building contacts clear?

垃圾處理，先問清楚 Trash and recycling arrangements

- ☐ 大樓有集中垃圾子母車、垃圾間或回收區嗎？開放時間為何？
  Is there a shared trash/recycling area or collection container? When is it available?
- ☐ 若沒有集中收集，要用哪一種專用垃圾袋？垃圾車何時、在哪裡停？自己能否方便前往？
  If there is no shared collection, which designated bags are needed, and where/when does the garbage truck stop? Can you manage this routine?

房屋裡面 Inside the apartment

- ☐ 浴室止滑如何？淋浴區有高門檻嗎？能放洗澡椅、日後加裝扶手嗎？
  Slippery bathroom floor or high shower step? Space for a shower chair or future grab bars?
- ☐ 主臥床邊有足夠空間站起、移位嗎？若未來需要輪椅，能靠近床邊嗎？
  Room to get in/out of bed or transfer from a wheelchair if needed?
- ☐ 走道、門框能否讓助行器或輪椅通過？有容易絆倒的門檻或高低差嗎？
  Wide enough doorways and hallways? Any tripping hazards or floor level changes?
- ☐ 未來若有同住照護者（如外籍家庭看護工），是否有合適的起居與休息空間？
  If a live-in caregiver is needed later, is there suitable space for daily living and rest?
- ☐ 有漏水、霉味嗎？冷氣、熱水、爐具、插座能現場測試嗎？
  Any leaks or musty smells? Can you test hot water, AC, cooking appliances and outlets?

周邊生活 Neighborhood

- ☐ 親自走到超市、診所或公車站：路面平整嗎？晚上好走嗎？
  Walk to shops, a clinic or transit. Are the sidewalks usable, including after dark?

> **看屋技巧 / Viewing tip：**有問題的設備先拍照（取得同意），請房東或房仲用訊息確認何時修好。
> With permission, photograph defects and request written confirmation of repairs before move-in.

04 / 04 • BEFORE YOU PAY

簽約前，這幾件事要確認

Before Signing or Paying

- ☐ **確認出租的人有權出租 / Verify the landlord's authority**
  核對屋主身分與房屋所有權資料；若由代理人簽約，確認有屋主授權文件。匯款帳戶與收款人也要核對。
  Check the owner's identity and property ownership record. If someone signs for the owner, ask for authorization. Verify the payment recipient and bank account.
- ☐ **押金不得超過兩個月租金 / Deposit: no more than two months' rent**
  月租、押金、管理費、水電及繳款日期，都要寫清楚。
  Put rent, deposit, management fees, utilities and due dates in writing.
- ☐ **提前退租與續租 / Early termination and renewal**
  確認多久前需通知、押金如何退還、租約到期後如何處理。
  Check notice periods, refunds and what happens when the lease ends.
- ☐ **屋況與修繕 / Property condition and repairs**
  點交時記錄原有損壞，寫清楚哪些設備由誰修、何時修。
  Record existing defects and agree who repairs what, and when.
- ☐ **付款有憑據 / Keep payment records**
  保留已簽租約、匯款紀錄、收據與交屋照片。
  Keep the signed lease, transfer records, receipts and handover photos.
- ☐ **別為了說服房東而預付一年租金 / Be cautious with large prepayments**
  預繳半年或一年風險較高；若決定預繳，先在契約寫清楚提前退租與剩餘租金如何返還。
  Large advance payments increase risk. If you prepay, specify refund terms for unused months.

需要時，可以安排在地協助 Consider a local contact if helpful

如果家人住在海外，可以考慮請台灣親友或照護管家擔任約定的聯絡窗口。福心在服務過程中發現，有明確的在地聯絡安排，常能讓房東比較放心。

A trusted friend, relative or care coordinator in Taiwan may help with communication. In Fuxin's experience, landlords may feel more reassured when a reliable local contact is available.

可以討論的安排 / Discuss	誰協助？ / Who can help?
緊急時的聯絡 / Emergency contact	_____
水電與帳單 / Bills and utilities	_____
設備修繕聯繫 / Repair coordination	_____

> **請先約定清楚 / Set expectations:** 緊急聯絡人不等於租約保證人，也不代表24小時救援。
> An emergency contact is not automatically a lease guarantor or a 24-hour emergency response service.

資料參考 / REFERENCES

台灣內政部住宅租賃契約範本 / MOI lease templates: pip.moi.gov.tw/Publicize/Info/G1020
中央租金補貼 / Taiwan rental subsidy: pip.moi.gov.tw
日本相模原市高齢者居住支援 / Sagamihara housing support: city.sagamihara.kanagawa.jp