

Monthly, in Kroon

Data Collected: 15 Jul 2007

Area measured in square meters (1 square meter = 10.8 square feet)

	Expensive		Moderate		Less Expensive		Utilities
	Rental Range	Size	Rental Range	Size	Rental Range	Size	
<i>Unfurnished Apartments</i>							
1 Bedroom	14000 - 18000	70	9500 - 12500	60			1150
2 Bedroom	18000 - 23000	120	13000 - 16500	90			1800
3 Bedroom	23000 - 30000	160	15000 - 22000	120			2600
<i>Furnished Apartments</i>							
1 Bedroom	16000 - 21000	70	11000 - 14000	60			1150
2 Bedroom	19000 - 25000	120	14000 - 18000	90			1800
3 Bedroom	27000 - 36500	160	17000 - 25500	120			2600
<i>Unfurnished Houses</i>							
2 Bedroom							
3 Bedroom	38000 - 50000	250	25000 - 35000	200			3800
4 Bedroom	45000 - 60000	350	31000 - 45000	250			4750
<i>Furnished Houses</i>							
2 Bedroom							
3 Bedroom	45000 - 65000	250	28000 - 40000	200			3800
4 Bedroom	55000 - 75000	350	38000 - 50000	250			4750

Preferred neighborhoods:

Expensive: Downtown, Kadriorg, Old Town

Moderate: Downtown, Kadriorg, Nomme, Pirita

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Additional Housing Information for Tallinn, Estonia

Additional Costs

Parking fees are sometimes in addition to the monthly rent.

Cable TV costs EEK275-325 per month.

Garbage collection costs EEK225-275 per month.

Maintenance fees for apartments may be included in the rent and cover communal lighting, cleaning, general maintenance and repairs.

Furnished vs. Unfurnished Properties

Most properties are at least partially furnished.

The extent of furnishings in a furnished apartment may vary, and should be verified with the landlord before signing the lease.

Initial Costs & Fees

A broker's fee of one month's rent is standard.

A security deposit of 1-2 months' rent is standard, but up to 6 months' rent may be asked for.

Lease Information

A typical lease is signed for 1-4 years.

Market Conditions/Trends

Rents are also sometimes quoted in Euros.

The availability of rental houses is extremely limited.

Negotiability

Rents are sometimes negotiable.

Security

Security alarms are common for both houses and apartments and cost EEK200-500 per month.

Utility Costs

Electric heat in houses can increase utility costs in winter significantly.

Air conditioners are not standard for most properties in Estonia, due to the cool climate.

ORC Customized Housing Information

Housing information can be customized to a format that fits each client's specific needs or expatriate program. Please contact your ORC consultant for further information.

Education Information

Below is a representative list of the available international schools. It is not an all-inclusive list, nor an ORC endorsed listing of options:

International School of Estonia

Curriculum: National, International, IB (ages 3-18)

Website: www.ise.edu.ee

Additional Websites: www.tallinn.ee, www.tallinn.info,
www.tourism.tallinn.ee, www.citypaper.ee, www.visitestonia.com,
www.riik.ee, www.estonica.org

Also Available: ORC Location Evaluation Report - Tallinn

For more specific information on hardship factors - such as housing, climate, pollution, disease and sanitation, medical facilities, educational facilities, infrastructure, crime, and others - please consult ORC's Location Evaluation Report for this location.