

Academic Year 2025-2026

ENG

# Abitare Bicocca Città Service Guide

UniMiB Students



Service provided by  
**Cooperativa La Cordata**

In collaboration with  
**Università degli Studi di Milano-Bicocca**

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## Who can access the service?

→ Italian or international students **currently enrolled or in the process of enrolling** in a course at the University of Milano-Bicocca.

**If you are already enrolled**, create an account on the ABC platform [www.abcmilano.com](http://www.abcmilano.com) using your @campus.unimib or @unimib email address.

**If you are in the process of enrolling**, request to be registered by filling out the form in the "Request Information" section and selecting "**Bicocca Student in the Enrollment Process.**" Then, enter your ID number, date of birth, nationality, and the same email address where you received your acceptance communication for the degree program.

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## How much does the service cost?

→ The ABC service is **free for all UniMiB students.**

**Only verified UniMiB students can access the service and contact property landlord.** Any attempt to register with unverified accounts will be rejected by the platform.

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# How does it work?

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01. Create a student profile on [www.abcmilano.com](http://www.abcmilano.com);

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  02. Browse available accommodations and [check availability](#);

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  03. Send an [expression of interest](#) directly through the platform;

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  - 04A. For properties managed by Cordata: [schedule a visit](#) with the Booking service or request a virtual tour.

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  - 04B. For other accommodations: communicate directly with the owner via chat to arrange a visit.  
[You can request assistance if you have questions about the contract.](#)

Only verified UniMiB students can access the service and contact owners; unverified registrations will be rejected.

# Landlords Profiles

→ **Private Landlords:** Owners renting out their property directly.

→ **Organizations/Third Sector Entities:** The cooperative La Cordata or other entities/organizations that manage various types of housing solutions, including temporary accommodations for study purposes.

## What's different?

### → **Protections, services, and rent costs**

The accommodations offered in integrated hospitality facilities managed by the La Cordata Cooperative use contractual arrangements that differ from registered agreements with regulated or other types of rents. In exchange for a higher monthly fee, more services and utilities are included.

In some projects, **Collaborative Living** options are also available, where, in return for a reduced rent, participants dedicate part of their time to projects with a social purpose. For more information, visit [www.lacordata.it](http://www.lacordata.it).

### → **Type of contract**

The accommodations offered in integrated hospitality facilities managed by the La Cordata Cooperative involve contract types that differ from standard rental agreements. These may not be recognized by universities for the purpose of accessing DSU scholarships for offsite students. **Always check in advance whether the proposed contract, if you confirm your booking, meets the requirements of your scholarship.**

# Contract types and duration

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- **Free-market rent Contract (4+4 years)**
    - Duration: 4 years + automatic renewal for another 4 years;
    - Rent freely agreed upon by the parties..

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  - **Regulated-rent Contract**
    - Duration: 3 years + automatic renewal for 2 years (also 2+4 or 2+6 exist);
    - Rent price is set by the Local Agreement of the Municipality;
    - The owner gets tax benefits in exchange for a lower ren prices.

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  - **Temporary Contract for Students (Regulated-rent contract)**
    - Duration: 6 months to 3 years;
    - Requires enrollment in an Italian university;
    - Rent price is set by the Local Agreement of the Municipality.

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  - **Service Contract - Commercial Housing Only**
    - Duration: 1 to 18 months;
    - Not always compatible with DSU scholarships;
    - Tourist tax required..

## What is the Local Agreement? ([Link](#))

It defines **minimum and maximum rent (price per square meter)** based on location, size, type, and condition of the property, aiming to regulate the market and make rents more accessible.

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# Can I leave the accommodation before the end date?

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**Yes.**

The law protects the tenant: you can terminate at any time with at least 3 months' notice.

The contract renews automatically (for 4 or 2 years, depending on type) unless the owner sends a termination notice by registered mail at least 6 months before expiration.

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## Reservation Process

- **Submission of a request via the online form available for each listing**, with the possibility of an in-person or virtual visit depending on the facility and the owner.

**Only verified UniMiB students can access the service and contact property owners; any other registration attempts using unverified accounts will be rejected by the platform.**

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## Support Service

- **Information desk for contract assistance:** guidance on contract types, regulated rental agreements, and the possibility to consult contract templates and sample forms.

**The ABC service does not draft or register contracts, but guides students in understanding rental agreements and their rights and responsibilities.**

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# Service Responsibilities

→ The ABC service **is responsible** for:

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- ✓ Ensuring compliance with safety and quality standards for accommodations managed by the La Cordata Cooperative throughout the entire stay;
- ✓ Providing legal guidance and information;
- ✓ Conducting a preliminary check of listing requirements submitted by property owners on the platform.

→ The ABC service **is NOT responsible** for:

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- ✗ Drafting or registering contracts;
- ✗ Selecting property owners, scheduling visits, or inspecting all accommodations listed on the platform;
- ✗ Resolving disputes between tenants and landlords or providing related legal assistance.

# Resources

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→ **The rental guide for offsite students by Udu, Cgil, and Sunia.**  
[Read the guide](#)

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→ **Students Living in Milan - How to read contracts**  
[Go to website](#)

If you have more questions contact us at [abcmilano@lacordata.it](mailto:abcmilano@lacordata.it).

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# How to read listing details

# Security deposit and Down Payment



## Security Deposit

This is a guarantee paid in advance to the landlord to cover any potential damages. It can amount to up to three months' rent and is fully refunded at the end of the contract if the property has not been damaged by the tenant.

In case of damage, the landlord may retain only the amount necessary, supported by documentation of the expenses.

### Tips

- Create a **handover report** with photos showing the condition of the apartment;
- **Send the deposit only after signing the contract;**
- **Transfer the deposit via bank transfer with a clear description** (e.g., "Housing Deposit for Apartment X");
- **Request the deposit return in writing on paper before leaving the apartment;**



## Down Payment

This is the amount requested to confirm interest in reserving an offered accommodation.

→ It is deducted from the total rent according to the terms specified in the contract;

→ The down payment may be requested by both institutions and private landlords. Before making any payment, always check that a signed contract is in place binding all parties involved.

# Expenses: How to read them

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- **Condominium Fees**
- The tenant is only responsible for **ordinary expenses** (e.g. stair cleaning, elevator, concierge, centralized heating – if available);
  - **Extraordinary expenses** (e.g. renovations, major repairs) are paid by the landlord;
  - You can agree on a flat rate, but the expenses must be adjusted every 6 or 12 months based on the condominium administrator's official expense documents.
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- **TARI (Waste Tax)**
- A municipal tax for waste collection;
  - Calculated based on the size of the property and the number of tenants;
  - Paid by the tenant, billed annually.
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- **Utilities (electricity, gas, water, internet)**
- Paid by the tenant, based on actual usage;
  - Registered either in the landlord's name or in one of the tenant's names;
  - In managed student housing or residences, utilities are usually included in the rent.

# Heating system

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## Independent Heating

**Each apartment has its own boiler**, and the tenant pays only based on actual usage, through utility bills.

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## Centralized Heating

**There is a single boiler serving the entire building.**

In Milan, it is typically turned on from October 15 to April 15.

**The costs for centralized heating are included in the condominium fees. A meter tracks the consumption for each unit.**

→ In the integrated housing facilities managed by the cooperative La Cordata, heating is always included.

# Energy Performance Certificate

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→ Each property has an **Energy Performance Certificate (APE)** that **indicates the energy efficiency class of the apartment's systems and infrastructure:**

→ Class A = highest efficiency, lower utility bills;

→ Class G = lowest efficiency, higher utility bills.

**The landlord is required to show the energy certificate at the time the contract is signed.** The tenant may also request to see the amounts of recent utility bills.

