



## PERU - COUNTRY FACT SHEET

### ➤ GENERAL INFORMATION

<b>Climate &amp; Weather</b>	Mainly two seasons, Summer and Winter. The climate is extremely humid which makes the temperature seem much cooler in the winter. In the summer it is very sunny but the winters are very grey and misty.	<b>Time Zone</b>	UTC/GMT - 5 hrs
<b>Language</b>	Spanish	<b>Currency</b>	Soles
<b>Religion</b>	Mostly Catholic	<b>International Dialing Code</b>	511 for land lines and 51 for cell phones
<b>Population</b>	30.5 million People, with around 9.5 million in Lima (Metropolitan Area).	<b>Internet Domain</b>	.pe
<b>Political System</b>	Democratic	<b>Emergency Numbers</b>	116
<b>Electricity</b>	240	<b>Capital City</b>	Lima
<b>What documents required to open a local Bank Account? Can this be done prior to arrival?</b>	Expats will need their Carnet de Extranjeria to obtain bank accounts in Peru. This cannot be done prior to arrival because the carnet is issued once in country	<b>Please confirm how salaries are paid? (eg monthly directly into a Bank Account)</b>	Direct deposit biweekly



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<b>Culture/Business Culture</b>	The business culture is extremely professional and formal in Peru. The Peruvian culture is and has been under heavy influence of immigrants coming from such countries as Spain, China, and diverse countries from Africa and Europe. For more than 500 years these cultures have been contributing to the cultural fabric of Peruvian society, making it very diverse.
<b>Health care/medical treatment</b>	In the years since the collapse of the Peruvian health sector in the 1980s and 1990s that was the result of hyperinflation and terrorism, healthcare in Peru has made great strides. Victories include an increase in spending; more health services and primary care clinics; a sharp spike in the utilization of health services, especially in rural areas; an improvement in treatment outcomes, and a decrease in infant mortality and child malnutrition. However, serious issues still exist.
<b>Education</b>	Please note that public schools are not recommended in Peru, therefore children of expats will usually attend a private school. Most major cities will offer excellent international and bilingual schools.
<b>Utilities</b>	The cost of utilities depend on the size of the property, the number of people living in the home and what packages are selected. Typically they are not included in the rent and are the tenant's responsibility to pay.
<b>Food &amp; Drink</b>	Peruvian cuisine has 468 different registered typical dishes and it is considered one of the top three (3) countries in the world for the best restaurants.
<b>Leisure/Entertainment/Sport</b>	Since the weather is fairly mild, there are many different sports that are practiced here. The nightlife is very popular here as well.
<b>Security</b>	The security in Peru is very similar to any other Latin American country at this time. It is always recommended that people transit with caution when in public areas and always be aware of their surroundings.
<b>Driving</b>	The traffic is a very serious problem in Peru and it makes driving extremely difficult.
<b>Public Transport</b>	There are taxis, buses and trains that are readily available so the public transportation is a great tool in this country.
<b>Taking Pets</b>	Pets are extremely popular here. The veterinary care is very good as well. Information on traveling with pets is best to confirm with the airline directly.



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<b>Expat Groups</b>	There are many expat groups provided by the different chambers of different countries.
<b>Cost of Living</b>	Cost of living will depend on one's lifestyle which can be costly or inexpensive.
How much is 1 litre milk:	- 1 liter of Milk: 3.75 soles/\$1.14 USD
A loaf of bread:	- 1 loaf of bread: 6.50 soles/\$1.98 USD
1 litre of petrol:	- 1 Gallon of Gasoline: 13.00 soles/\$3.96 USD

## ➤ HOUSING AND TENANCY INFORMATION

<b>Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?</b>	Yes, in Lima San Isidro, Miraflores, Surco and La Molina
<b>How long does it take between finding and securing a property?</b>	It will depend on negotiations with the landlord, review time needed to approve the contract and how payments are being managed. Average time to secure a property is 2 to 3 weeks.
<b>How many days face to face home search package without any unforeseen problems are required for</b>	<b>Single</b> 2 - 3 days <b>Couple</b> 3 - 4 days <b>Family</b> 4 - 5 days
<b>Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)</b>	Both furnished and unfurnished properties can be found. Furnished properties will include all furniture and appliances.
<b>What is the length of a normal tenancy agreement?</b>	12 months.
<b>When are rental payments due?</b>	Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Yearly <input type="checkbox"/> Other <input type="checkbox"/> Explain when other:



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What is normally the term to give notice?	30 days.
What are usually the tenancy renewal terms?	30 day's notice and sign a new lease addendum.
What break clauses are generally available e.g. business/diplomatic, and what time scale can notice be given eg. 2 months after 6 months	Diplomatic clause = 30 day's notice and no penalty or early termination clause with 1-2 month's penalty.
Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?	Yes, two month's of rent. It is held by the landlord.
In what name can the tenancy agreement go? Eg. Individual, company	Individual usually. Very few landlords will accept a company to be tenant but they can sign as guarantors.
When a property has been found - does a holding deposit has to be paid and how much? Will this secure the property	No, we don't recommend this as it may not be returned if the negotiation is cancelled for any reason.
What information does a tenant or occupier need to provide before being able to secure the property eg. References, employer's reference, ID copies	Employer references, official id copy, and copy of work contract or employment letter.
Can properties be taken and rent paid at any time of the month or only on the 1st of the month?	Any time of the month, the most common is the 1st and 15th of the month.
Are rents paid in currency of the country	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is short term accommodation available?	Yes, however pet friendly options are difficult to find.
During tenancy who normally manages the property?	Tenant.
Are there any broker/government/agency fees to be paid	The realtor commission but it is paid by the owner.
Any other cost that client should be aware of when taking on a property? Such as tenancy preparation charges, government and service charges	Services/utilities charges. These are paid directly by tenant to the provider.



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## ➤ HOUSING AND TENANCY INFORMATION

Are tenancy agreements in English?

No, but it can be translated for an additional fee.

## ➤ OTHER SERVICES

Is Rental furniture available?

Yes, it is available.

Is there any information you wish to share with us?