



PGA™

URUGUAY - COUNTRY FACT SHEET

➤ GENERAL INFORMATION

Climate & Weather	Summers and Winters are mild. Summer is from December to March and the most pleasant time of the year.	Time Zone	UTC - 3 hrs.
Language	Spanish.	Currency	UYU - Uruguayan Peso.
Religion	Catholic.	International Dialing Code	+598
Population	3,442,547 as of 2016.	Internet Domain	.uy
Political System	Presidential representative democratic republic.	Emergency Numbers	911
Electricity	220 volts, 50 cycles/sec.	Capital City	Montevideo.
What documents required to open a local Bank Account? Can this be done prior to arrival?	Passport, work permit (can't be done prior to arrival as expats usually aren't granted their work permits until 2-3 weeks after they arrive to start their assignments.	Please confirm how salaries are paid? (eg monthly directly into a Bank Account)	Monthly directly into a bank account.



PGA™

➤ GENERAL INFORMATION

Culture/Business Culture	Meetings are extremely formal, but don't usually start on time. However, be sure to arrive on time. Greetings are warm and accompanied by a firm handshake.
Health care/medical treatment	There is a public healthcare system, with hospitals and clinics across the country. There is also a private healthcare system.
Education	Public schools are not recommended in Uruguay and most assignees chose private schools, however there are limitations in the availability in the private schools.
Utilities	Electricity, Gas, Water, Internet, Phone, Cable. These are not included in monthly rent and paid separately by the tenant.
Food & Drink	Uruguayan cuisine has a lot of European influence, especially from Italy and Spain. Chivito is a traditional Uruguayan sandwich. It is made of sliced steak, ham, eggs, cheese and mayonnaise. Empanadas Gallegas are also very popular. Wine in Uruguay is quite popular and is of good quality. A favorite drink is "Clericó" which consists of wine mixed with fruit juice. "Grappamiel" is another well-known drink that is made from alcohol and honey. Mate is a local tea that consists of yerba mate (a plant) brewed with hot water and sometimes sugar is added to it.
Leisure/Entertainment/Sport	There are many things to do in Uruguay. You will find an abundance of shops, restaurants, cultural events, and outdoor activities. Soccer, golf, and surfing are very popular sports.
Security	Uruguay is safer than other countries in South America however it is still important to be aware of surroundings at all times.
Driving	Driving in Uruguay is safe and most people are able to drive without problems. Traffic can be challenging in some major cities like Montevideo.
Public Transport	Public transportation is not recommended unless it is taxis or Uber until better knowledge of the city is gained.
Taking Pets	It is common to have a pet, especially dogs and cats. It is best to confirm with the airline any specific information on traveling with pets.



PGA™

➤ GENERAL INFORMATION

Expat Groups	<p>Expat Exchange - www.expatechange.com Uruguay Expat Life - Facebook International Living - www.internationalliving.com</p>
Cost of Living	<p>Cost of living will depend on one's lifestyle which can be costly or inexpensive.</p> <p>How much is 1 litre milk: - 1 gallon of milk - \$91.51 UYU/\$3 USD A loaf of bread: - 1 loaf of bread - \$56.47 UYU/\$1.85 USD 1 litre of petrol: - 1 liter of petrol - \$42.50 UYU/\$1.40 USD</p>

➤ HOUSING AND TENANCY INFORMATION

Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?	Yes, Carrasco, Punta Gorda, Pocitos, Pocitos Nuevo/Buceo, Punta Carretas, and Golf.
How long does it take between finding and securing a property?	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.
How many days face to face home search package without any unforeseen problems are required for	<p>Single 2 - 3 days Couple 3 - 4 days Family 4 - 5 days</p>
Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)	Both furnished and unfurnished properties can be found. Furnished properties will include all furniture and appliances. For unfurnished homes, properties will be delivered without appliances, curtains, and light fixtures (only lightbulbs). Depending on each individual case, the installation of some of these items can be negotiated in the lease. A/C units are not usual in Uruguay and not typically negotiated in the rent.
What is the length of a normal tenancy agreement?	12 months.



➤ HOUSING AND TENANCY INFORMATION

When are rental payments due?	Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Yearly <input type="checkbox"/> Other <input type="checkbox"/> Explain when other:
What is normally the term to give notice?	Typically 30 days.
What are usually the tenancy renewal terms?	Typically 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, up to each landlord to accept, most do after the first year.
Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?	Yes, one month of rent. It is held by the landlord. For short term rentals it's 10% of the length of the lease + VAT
In what name can the tenancy agreement go? Eg. Individual, company	Usually in the individual's name. Some landlords will not accept the 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 is paid by both tenant and landlord, each party pays 1 month rent + VAT



PGA™

➤ HOUSING AND TENANCY INFORMATION

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. If the company does not serve as guarantor, a deposit equivalent to 5 month's rent needs to be made to a State owned bank in the property owner's name.

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?