

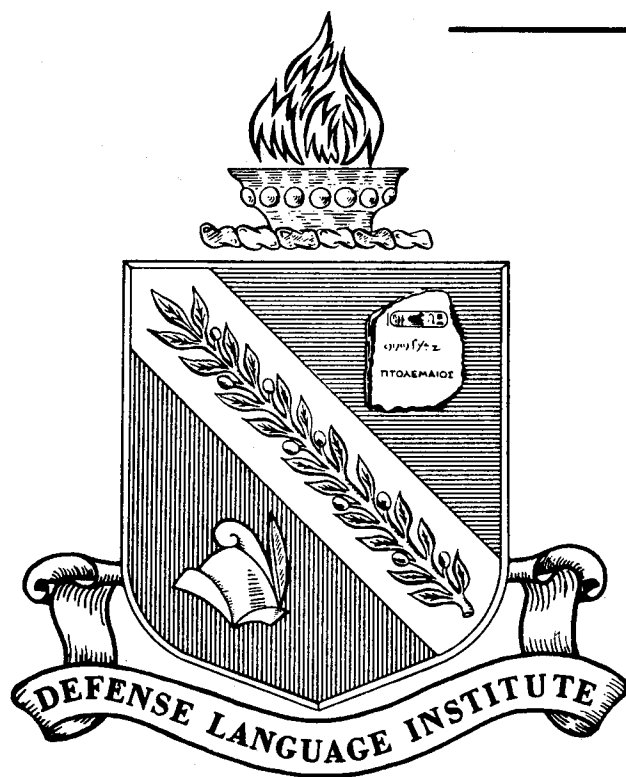
# HEADSTART

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## PORTUGUESE PROGRAM

### FINDING A HOME

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OCTOBER 1979

Prepared by  
DEFENSE LANGUAGE INSTITUTE,  
FOREIGN LANGUAGE CENTER

# **PREFACE**

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The Portuguese Headstart Course has been designed to impart a basic level of proficiency in Portuguese encompassing comprehension, speaking and minimum useful skills in reading and writing. Someone who completes the program successfully will be able to understand and express a range of daily needs which include simple social demands, as well as certain service-oriented uses of the language.

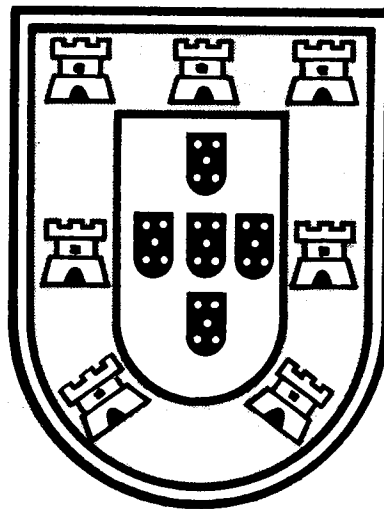
Special emphasis has been placed on teaching useful phrases from common-life situations, and the materials provide expressions and terms related to activities of special interest and importance to service personnel.

The development of the Portuguese Headstart Course has been a joint effort of the Defense Language Institute, Foreign Language Center (DLIFLC), and the NATO forces of Portugal, the United Kingdom, and the United States.

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# OBJECTIVES

By the end of this module, you will be able to negotiate the rental of a home with a Portuguese landlord.

Specifically, you will be able to:

- a. Tell a landlord you wish to rent a house or an apartment.
- b. Describe the housing you or your family will require.
- c. Ask for furnished or unfurnished housing.
- d. Use the expression precisar de... "to need."
- e. Use the personal pronouns in Portuguese.
- f. Name the rooms of a Portuguese home.
- g. Name basic colors in Portuguese.
- h. Ask how much the rent is.
- i. Tell the landlord you will leave a deposit.



Photo courtesy of Heyward Associates, Inc.

# PART A

## CONVERSATION

### HOW TO RENT A HOUSE

DAVID: We would like to rent a house with three bedrooms and two bathrooms.

LANDLORD: I have one like this in Cascais.

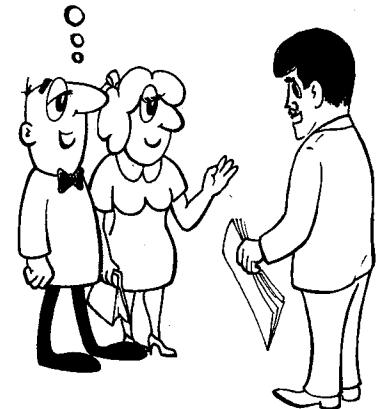
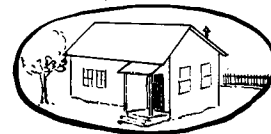
DAVID: Can we see it? We need to rent the house for one year.



LANDLORD: It's this one. Please come in. It has a lot of sun almost all day, and the living room is large.

JULIE: I'd like to see the living room.

LANDLORD: Certainly. Right this way.



## COMO ALUGAR UMA VIVENDA

DAVID: Queríamos alugar uma vivenda com três quartos e duas casas de banho.

SENHORIO: Tenho uma assim em Cascais.

DAVID: Podemos ver? Precisamos de alugar a vivenda por um ano.



SENHORIO: É esta. Faz favor de entrar. Tem muito sol quase todo o dia, e a sala de estar é grande.

JULIE: Eu gostava de ver a sala de estar.

SENHORIO: Com certeza. Por aqui.

## EXERCISES

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### EXERCISE 1.

Stop the tape now and read the English text of the conversation.

### EXERCISE 2.

Listen to the conversation without looking at the text.

### EXERCISE 3.

Look at the first line of the English text; then listen to it in Portuguese without looking at the text. Continue doing this for each line.

### EXERCISE 4.

Listen to the first line of the conversation without looking at the book. Translate it orally into English; then check your translation with the English text. Continue doing this for each line.

### EXERCISE 5.

Now look at the Portuguese text while listening carefully to the conversation.

### EXERCISE 6.

This time you will speak Portuguese. You will hear the conversation again, with many repetitions and pauses. During the pauses, repeat the Portuguese aloud. Try to say it exactly as the voice on the tape, and as loudly. You may look at the Portuguese text.

### EXERCISE 7.

Look at the first line of the Portuguese text. Translate it orally into English. Then, check your translation with the English text. Do each line in the same manner. Now stop the tape and complete this exercise.

EXERCISE 8.

Listen to the Portuguese conversation again and repeat what you hear during the pauses. Speak loudly and clearly. Try to speak at the same speed as the Portuguese voices on the tape. You may look at the Portuguese text.

EXERCISE 9.

Now, in the space provided copy the Portuguese text.

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EXERCISE 10.

Now read the text of the Portuguese conversation aloud, checking each line with the tape.

EXERCISE 11.

Say each line in Portuguese while looking at the English text; then compare each line with the tape.

EXERCISE 12.

David said, "Queríamos alugar uma vivenda..."  
Queríamos is a polite way to say "we would like."  
Alugar means "to rent."

If David had been by himself, he might have said Queria alugar uma vivenda "I would like to rent a house." You remember that you have used quero to mean "I want." Although this is correct, it is more polite to use queria. Say Queria alugar uma vivenda. Again.



### EXERCISE 13

If David had been single, he probably would not have asked for três quartos e duas casas de banho. Quarto here means "bedroom." You could also say "quarto de cama," but it isn't necessary.

#### ATENÇÃO

The word "house," as understood in English to mean a separate building with a yard, is vivenda. You may also hear the word casa, which applies to any dwelling.

"Apartment" in Portuguese is properly o andar, and this is the word we will use in this module. You may also hear o apartamento for apartment. Andar is also used in Portuguese to mean the floor of a building.

A single person would usually ask for a small house (uma vivenda pequena) or an apartment (um andar), and he or she would probably want it furnished. Do you remember the word for "furnished"? It's mobilado (masculine) or mobilada (feminine). A furnished apartment would be um andar mobilado. Say this. A furnished house is uma vivenda mobilada. Say this. How would you say "I'd like to rent a furnished apartment"? Right -- Queria alugar um andar mobilado. Say this again.

### EXERCISE 14.

The landlord said, "Tenho uma assim em Cascais." The word assim has several meanings, such as "like this," "so," and "in this way." You will learn to use it in other ways when you begin speaking Portuguese with native speakers.

Tenho, as you may remember, means "I have." If he had been speaking of an apartment, the landlord might have said Tenho um andar assim em Cascais. Say this.

### EXERCISE 15.

David said, "Podemos ver?" "Can we see it?" You have probably noticed by now that the verb ending -mos means "we." If David had been alone, he would have said Posso ver? "Can I see it?" Say this. Again.

These phrases can also be used as statements without the question mark. For example, "I can see it" is Posso ver. Say this. How would you say "We can see it"? Right -- Podemos ver. Say this again. Once more.

EXERCISE 16.

Precisamos de alugar... means "We need to rent...."  
Precisamos de... can be used with any appropriate infinitive.

"I need..." is Preciso de.... If you are alone and need to rent a house, you could say Preciso de alugar uma vivenda. Say this. Again. When using this verb, you must use de after it; for example, Preciso de comer, Precisamos de sair, and other appropriate infinitives.

You can also use preciso de or precisamos de with a noun. For example, "I need a house" is Preciso de uma vivenda. "We need a car"-- Precisamos de um carro. How would you say "I need an apartment"? Right-- Preciso de um andar. Say this again.

NOTE

When you see de um or de uma, remember that this is spoken as dum and duma. It can also be written that way.

EXERCISE 17.

You will hear five sentences in Portuguese. Write the English meaning of each one in the space provided. Check your work with the key on page 12.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

EXERCISE 18.

When they arrived at the house, the landlord said, "É esta." You remember that é means "it is." Esta means "this" or "this one."

Now, before you start dragging out your books, look again at the word esta. There is no written accent on the word. You have seen a word like this before-- está (Como está?)-- written with the accent and pronounced differently.

Esta refers here to the house they are looking for. Since a vivenda is feminine, we use esta. If you are referring to a masculine object (o carro, o andar), you would use este. Listen very carefully and repeat the following expressions.

esta vivenda	-	this house
este andar	-	this apartment
esta mesa	-	this table
este carro	-	this car

When the landlord said, "It has a lot of sun...", he used tem, which means "it has." This word can also mean "he has" or "she has." To avoid confusion when using a word in this way, you may add another word, the pronoun, to indicate about whom (or what) you are speaking.

Let's learn to use the personal pronoun with some of the verbs you already know. The pronouns will add emphasis and help to clarify the verb form.

#### EXERCISE 19.

The word for "I," as you have learned, is eu. For instance, "I have" is eu tenho. Say eu tenho. Now look at the list below, and repeat each form.

eu sou	-	I am	(from ser	"to be")
eu falo	-	I speak	(from falar	to "speak")
eu quero	-	I want	(from querer	"to want")
eu gosto de	-	I like	(from gostar de	"to like")
eu estou	-	I am	(from estar	"to be")

#### EXERCISE 20.

The pronoun "you" (singular) is ocê. You probably remember using o senhor and a senhora for "you" as the polite forms of address. ocê is an informal pronoun and is often used in conversation. "You have" is ocê tem. Say this. Now look at the list below and repeat each form.

ocê é	-	you are	(ser)
ocê fala	-	you speak	(falar)
ocê quer	-	you want	(querer)
ocê gosta de	-	you like	(gostar de)
ocê está	-	you are	(estar)

EXERCISE 21.

Let's practice using some of these forms. How would you ask a woman if she is Portuguese? Right -- Você é portuguesa? The é is used instead of está because being Portuguese is a permanent condition; and the -a ending on portuguesa shows that we are speaking about something feminine. Say this again.

Remember the GETTING TO KNOW YOU module. You wanted to ask your friend if he likes Portugal. What did you say? Right -- Você gosta de Portugal? Say this again.

EXERCISE 22.

You remember that the pronoun "he" is ele, and "she" is ela. Ele tem means "he has," and ela tem means "she has." Look at the list below and repeat:

ele é	he is	(ser)
ela é	she is	
ele fala	he speaks	(falar)
ela fala	she speaks	
ele quer	he wants	(querer)
ela quer	she wants	
ele gosta de	he likes	(gostar de)
ela gosta de	she likes	
ele está	he is	(estar)
ela está	she is	

EXERCISE 23.

Let's practice using some of these forms. How would you say "He likes to speak English"? Right -- Ele gosta de falar inglês. Note that we must use the de after any form of gostar. Say Ele gosta de falar inglês.

Now, how would you say "She speaks Portuguese"? Right -- Ela fala português. Say this again.

EXERCISE 24.

Nós is the pronoun "we." Like eu, it is not really necessary, as the form of the verb is unmistakable, but it can be used for emphasis. Say nós temos "we have." Again. Now look at the list below and repeat:

nós somos	we are	(ser)
nós falamos	we speak	(falar)
nós queremos	we want	(querer)
nós gostamos de	we like	(gostar de)
nós estamos	we are	(estar)

EXERCISE 25.

You will hear a series of expressions in Portuguese. After each one, write the corresponding English expression in the space provided. Check your work with the key on page 12.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

EXERCISE 26.

The informal pronoun for "you" (plural) is vocês. Say this. Vocês têm means "you have." Note that têm has the circumflex accent (^) over the e and is pronounced differently. Listen very carefully and repeat: Vocês têm. Once more. Now look at the list below, listen carefully, and repeat.

vocês são	you are	(ser)
vocês falam	you speak	(falar)
vocês querem	you want	(querer)
vocês gostam de	you like	(gostar de)
vocês estão	you are	(estar)

NOTE: The formal, polite form for more than one man is os senhores. Say this. Can you say the form for more than one woman? Right -- as senhoras. Say this again. If you are speaking to a group of people, both men and women, and wish to use the polite form, you would use os senhores.

EXERCISE 27.

The plural "they," when referring to men or a mixed group, is eles. Say eles. Again. What do you think is the word for "they" when referring only to women? Right -- elas. Say elas. Eles têm means "they (men or mixed group) have;" and elas têm means "they (women) have." Look at the list on the next page and repeat:

eles são	they are	(ser)
elas são	they are	
eles falam	they speak	(falar)
elas falam	they speak	
eles querem	they want	(querer)
elas querem	they want	
eles gostam de	they like	(gostar de)
elas gostam de	they like	
eles estão	they are	(estar)
elas estão	they are	

EXERCISE 28.

The landlord said, "...a sala de estar é grande" "the living room is large." Grande means large. Had the living room been small, he might have said, "A sala de estar é pequena." Say this. Again.

Let's learn the Portuguese names of some other rooms in a house. Listen and repeat:

- a sala de jantar - dining room
- a casa de banho - bathroom
- a cozinha - kitchen
- o escritório - office, study
- o quarto (de cama) - bedroom
- o roupeiro - closet
- a despensa - pantry
- o quarto da empregada (criada) - maid's quarters

EXERCISE 29.

Julie said, "Gostava de ver a sala de estar." Gostava de... is a polite Portuguese expression meaning "I would like..." You remember that ver means "to see." How would you say "I would like to see a house with two bedrooms"? Right -- Gostava de ver uma vivenda com dois quartos. Say this again.

EXERCISE 30.

You will hear seven Portuguese expressions. After each one, write the English equivalent in the space provided. Check your work with the key on page 12.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_

EXERCISE 31. Special expressions used in Part A.

Com certeza is a special expression meaning "certainly."  
Say this. Again.

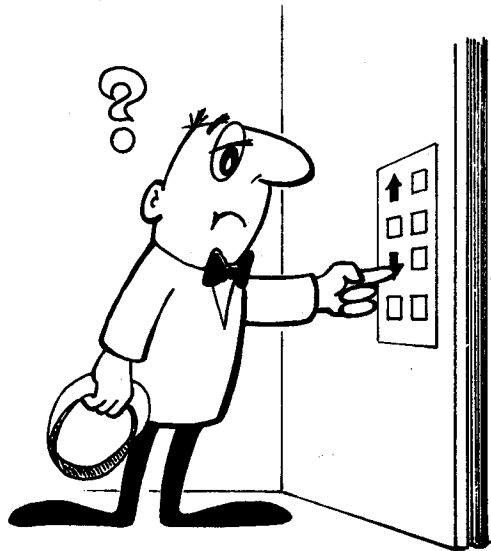
Por aqui means "right this way." You will often hear this  
used in restaurants. Say this. Again.

RIDDLE

When is the second the first?

Answer: When you're in a Portuguese Building

In Portuguese buildings, the first floor as we know it (ground floor) is called the rês do chão (R/C). You will see it labeled as such in elevators and on building directories. What we would call the second floor, then, is called the first floor in Portuguese buildings. This becomes important when trying to leave a building from the elevator. Don't press "1," press "R/C."



## KEY TO PART A EXERCISES

### Exercise 17.

1. I need a car.
2. We need to go.
3. You need an apartment.
4. I need to eat now.
5. They need to rent a house.

### Exercise 25.

1. We like the apartment.
2. He is in the house.
3. You speak very well.
4. I have a house in Lisbon.
5. We are American.

### Exercise 30.

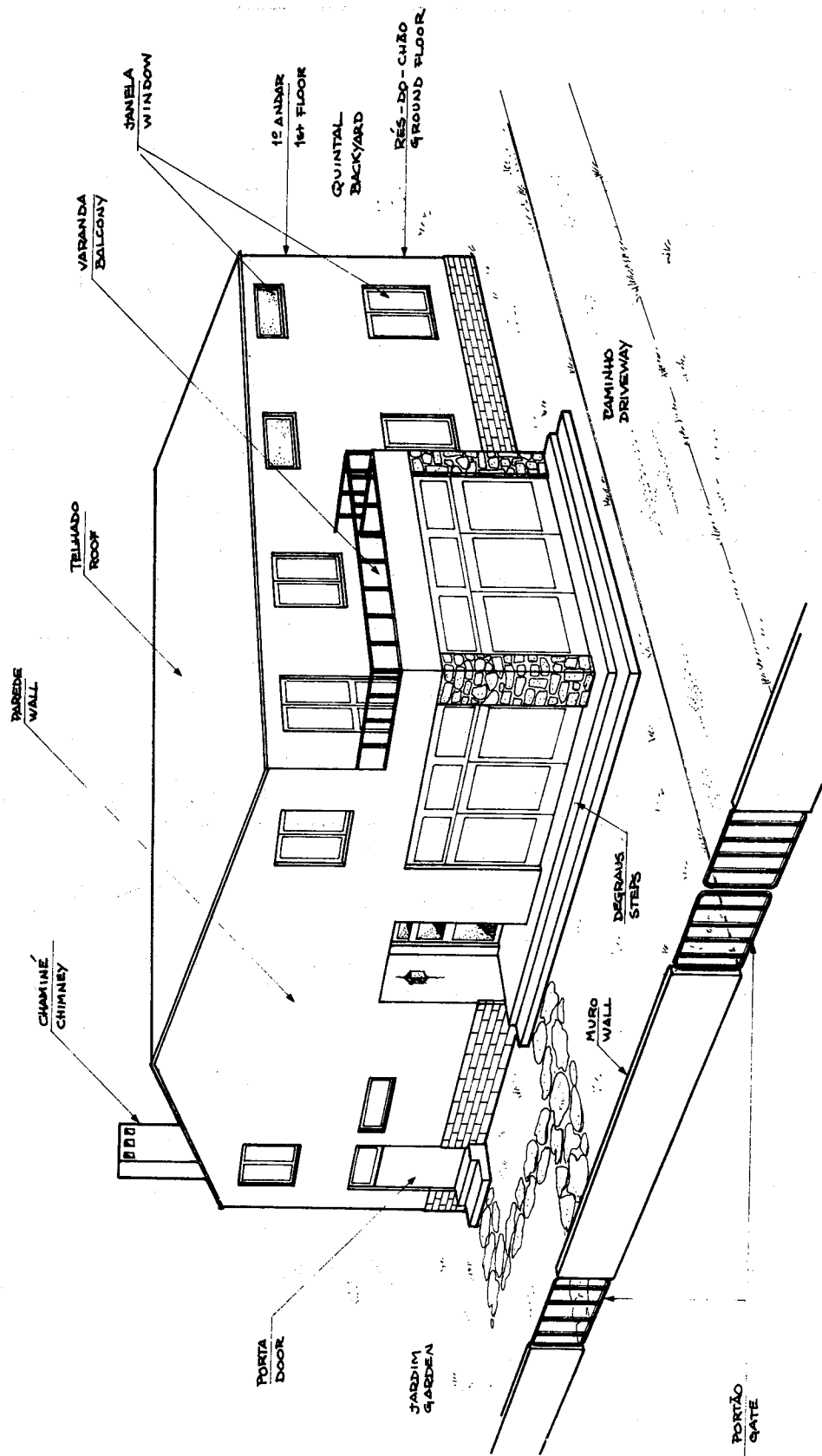
1. They like the house.
2. The consulate is on the ground floor.
3. She wants an apartment with two bedrooms.
4. I would like to see the dining room.
5. They have a large house in Lisbon.
6. We need a large kitchen.
7. We like to speak Portuguese.

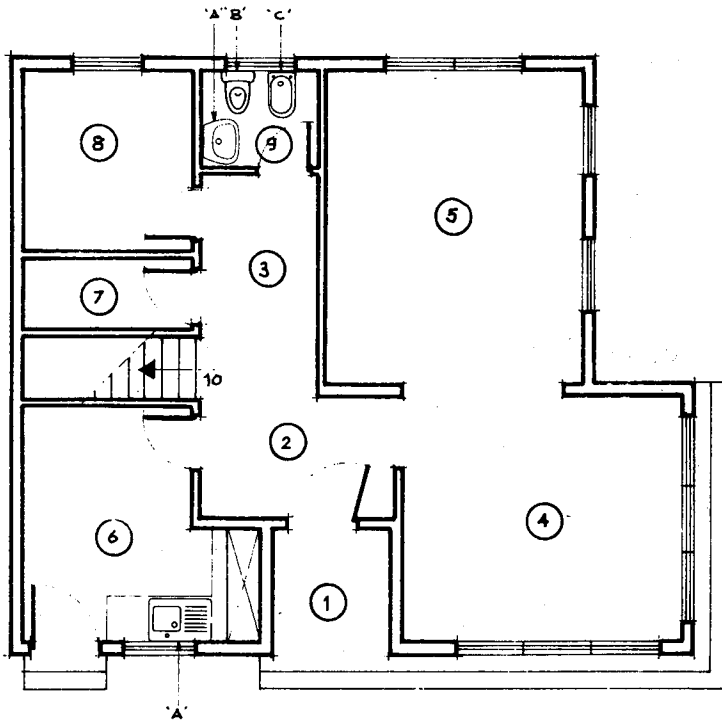
## TYPICAL PORTUGUESE "VIVENDA"

On the next two pages are diagrams of a typical Portuguese "vivenda." We placed these diagrams here for reference purposes only.







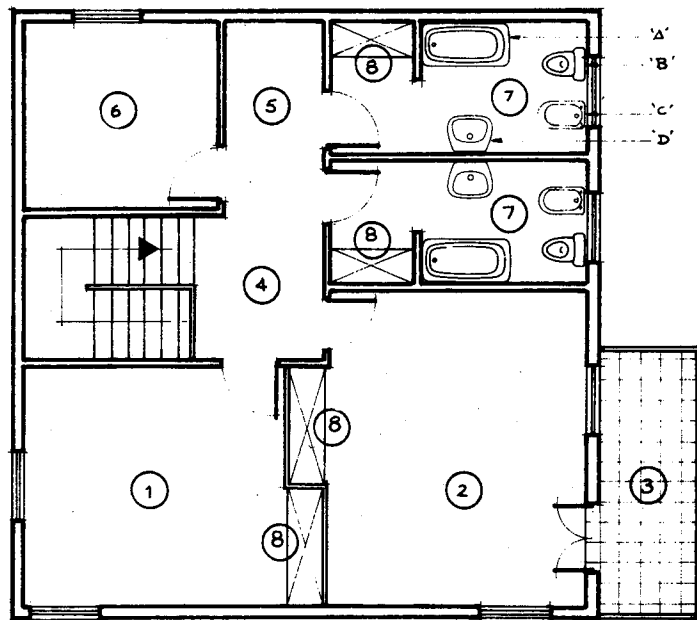


RES-DO-CHÃO - GROUND FLOOR

- 1 PORTAL - PORCH
- 2 VESTÍBULO - HALL
- 3 CORREDOR - CORRIDOR
- 4 SALA-DE-ESTAR - LIVING ROOM
- 5 CASA DE JANTAR - DINING ROOM
- 6 COZINHA - KITCHEN
- 'A'-LAVA-LOUÇAS - SINK
- 7 DESPENSA - PANTRY
- 8 QUARTO DA CRIADA - SERVANT BEDROOM
- 9 CASA DE BANHO DA CRIADA - SERVANT BATHROOM
- 'A'-LAVATÓRIO - WASHBASIN
- 'B'-SANITA - TOILET
- 'C'-BIDÉ - BIDET
- 10 ESCADAS PARA O 1º ANDAR - STAIRS FOR THE 1st FLOOR

PRIMEIRO ANDAR - FIRST FLOOR

- 1 QUARTO - BEDROOM
- 2 QUARTO - BEDROOM
- 3 VARANDA - BALCONY
- 4 VESTÍBULO - HALL
- 5 CORREDOR - CORRIDOR
- 6 QUARTO - BEDROOM
- 7 CASA DE BANHO - BATH ROOM
- 'A'-BANHEIRA - BATHTUB
- 'B'-SANITA - TOILET
- 'C'-BIDÉ - BIDET
- 'D'-LAVATÓRIO - WASHBASIN
- 8 ROUPEIRO - CLOSET



## **PART B**

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### **CONVERSATION**

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#### **HOW TO RENT A HOUSE**

DAVID: The house isn't as we want it. All the bedrooms are pink. But, it's okay. How much is the rent?

LANDLORD: Ten "contos" per month.

JULIE: That's fine. When can we move in?

LANDLORD: Next Monday.

DAVID: Fine. Then, on Saturday we'll return to sign the contract. Here's a deposit of ten thousand escudos.

LANDLORD: Thank you very much, and good afternoon.

DAVID: Good afternoon, until Saturday.

## **COMO ALUGAR UMA VIVENDA**

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DAVID: A vivenda não é como nós gostamos. Todos os quartos são cor de rosa. Mas, está bem. Quanto é a renda?

SENHORIO: São dez contos por mês.

JULIE: Está bem. Quando podemos mudar de casa?

SENHORIO: Na próxima segunda-feira.

DAVID: Bem. Então, no sábado voltamos para assinar o contrato. Aqui tem um sinal de dez mil escudos.

SENHORIO: Muito obrigado, e boa tarde.

DAVID: Boa tarde, até sábado.



## EXERCISES

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### EXERCISE 1.

Stop the tape now and read the English text of the conversation.

### EXERCISE 2.

Listen to the conversation without looking at the text.

### EXERCISE 3.

Look at the first line of the English text, then listen to it in Portuguese without looking at the text. Continue doing this for each line.

### EXERCISE 4.

Listen to the first line of the conversation without looking at the book. Translate it orally into English; then check your translation with the English text. Continue doing this for each line.

### EXERCISE 5.

Now look at the Portuguese text while listening carefully to the conversation.

### EXERCISE 6.

This time you will speak Portuguese. You will hear the conversation again with many repetitions and pauses. During the pauses repeat the Portuguese aloud. Try to say it as close to and as loudly as the voice on the tape. You may look at the Portuguese text.

### EXERCISE 7.

Look at the first line of the Portuguese text. Translate it orally into English. Check your translation with the English text. Do each line in the same manner. Now stop the tape and complete this exercise.

EXERCISE 8

Listen to the Portuguese conversation again and repeat what you hear during the pauses. Speak loudly and clearly. Try to speak at the same speed as the Portuguese voices on the tape. You may look at the Portuguese text.

EXERCISE 9.

Now, in the space provided, copy the Portuguese text.

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EXERCISE 10.

Now read the text of the Portuguese conversation aloud, checking each line with the tape.

EXERCISE 11.

Say each line in Portuguese while looking at the English text; then compare each line with the tape.

EXERCISE 12.

David and Julie didn't like the pink bedrooms. They might have been happier with some other color. Let's learn the names of some of them. Look at the list below and repeat:

castanho (-a)	brown	roxo (-a)	purple
verde	green	cor de laranja	orange
azul	blue	branco (-a)	white
amarelo (-a)	yellow	preto (-a)	black
vermelho (-a)	red	cinzento (-a)	grey

Some of the colors, such as green are the same for masculine or feminine objects: uma vivenda verde, um carro verde. Others, such as white, change according to whether the object is masculine or feminine: vinho branco, uma mesa branca.

You will notice that David asked, "Quanto é a renda," using the singular é; and the landlord answered, "São dez contos por mês," using the plural são. The plural is always used when referring to more than one unit of money: é um escudo, but são vinte escudos.

### EXERCISE 13.

The landlord said they could move next Monday, na próxima segunda-feira. Próxima, as you learned before, means "next." Do you remember the days of the week? Let's review them.

domingo	Sunday
segunda-feira	Monday (also <u>segunda</u> )
terça-feira	Tuesday ( <u>terça</u> )
quarta-feira	Wednesday ( <u>quarta</u> )
quinta-feira	Thursday ( <u>quinta</u> )
sexta-feira	Friday ( <u>sexta</u> )
sábado	Saturday

### EXERCISE 14.

David said they would be back on Saturday to sign the contract. Voltar is "to return." Voltamos means "we return." Assinar means "to sign." If they wanted to see the house again, David might have said, "Voltamos para ver a vivenda."

### EXERCISE 15.

To make sure they would get the house, David left a deposit. Um sinal is a deposit. Aqui tem means "here you have," or "here is."

You remember that um conto is mil escudos. David left one month's rent as a deposit. What would he have said if he gave a deposit of two months' rent? Right -- Aqui tem um sinal de vinte mil escudos. Say this again.

### EXERCISE 16.

When they left the house, David said, "Até sábado." Até means "until." This word is used in several expressions when parting. Look at the list of expressions on the next page and repeat:

até logo	until later
até já	see you soon
até amanhã	until tomorrow
até à próxima	until the next time (until we meet again)
até à vista	until we meet again

EXERCISE 17. Special expressions used in Part B.

está bem - it's okay, it's fine.

bem - okay, fine.

mudar de casa - to move into or out of a house.

Mudar means "to move." Say mudar.

o recibo - receipt. Even if you pay by check, you should ask for a receipt, since cancelled checks are not included with your Portuguese bank statement. Say o recibo.

Review the conversation and exercises. When you feel you are ready, take the Self-evaluation Quiz on the following page.



## SELF-EVALUATION QUIZ

### FOR PARTS A AND B

PART I. You will hear ten sentences in English. After each one, write the Portuguese equivalent in the appropriate space provided. When you have finished, check your work with the key on page 22. CRITERIA: 9 out of 10 correct.

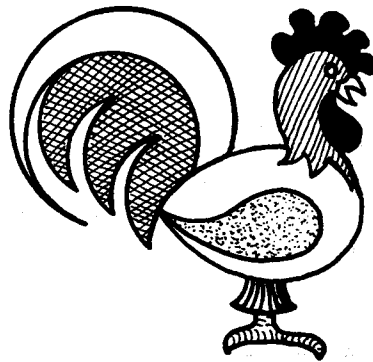
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2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

PART II. You will hear ten sentences in Portuguese. For each one, select the appropriate English translation from the corresponding groups. When you have finished, check your work with the key on page 22. CRITERIA: 9 out of 10 correct.

1. A. I don't like this yellow kitchen.  
B. I don't like this red kitchen.  
C. I like this red room.
2. A. I need an apartment with three bedrooms.  
B. I need a house with three bedrooms.  
C. We need a house with three bedrooms.
3. A. Do you have a house with a garage?  
B. Do you have an apartment with a garage?  
C. Do you have a small house with a garage?
4. A. We would like to see the dining room.  
B. I would like to see the living room.  
C. We don't like the dining room.



5. A. I need a furnished apartment.  
B. I need an unfurnished house  
C. We need a furnished house.
6. A. We want to rent a house for one year.  
B. We want to rent an apartment for six months.  
C. We want to rent a house for six months.
7. A. This house isn't as we want it.  
B. This apartment isn't as I want it.  
C. This house isn't as I want it.
8. A. Do you have a house with four bedrooms?  
B. Do you have an apartment with four bedrooms?  
C. Do you have a house with two bedrooms?
9. A. I need a large apartment with 2 bathrooms.  
B. We need a large apartment with 2 bathrooms.  
C. I need a large apartment with a study.
10. A. We will return Saturday to sign the contract.  
B. We will return Wednesday to sign the contract.  
C. We won't return Saturday to sign the contract.



## KEY TO SELF-EVALUATION QUIZ

PART I. For some of the answers to Part I there are alternative expressions or optional pronouns. These choices are added in parenthesis.

1. (Eu) Preciso de um (dum) quarto com casa de banho.
2. (Nós) Precisamos de um (dum) quarto com duas camas.
3. (Nós) Queríamos uma (gostamos duma) vivenda pequena e azul.
4. (Eu) Queria um andar mobilado.
5. Não queríamos esta vivenda.
6. Você tem uma vivenda com garagem?
7. (Nós) precisamos de um (dum) andar perto da cidade.
8. Quanto é a renda?
9. Aqui tem um sinal de vinte mil escudos (vinte contos).
10. Não gosto da sala amarela.

### PART II.

- |      |       |
|------|-------|
| 1. B | 6. A  |
| 2. A | 7. C  |
| 3. B | 8. B  |
| 4. C | 9. C  |
| 5. A | 10. A |

If you have made any mistakes, go back and review the appropriate exercises.

## HELPFUL HINTS

### HOUSING

There are furnished apartments, unfurnished apartments, and houses available on the local market from Lisbon to Cascais--the Costa do Sol. In furnished places, normally you will find linens, pots and pans, cutlery, china, crystal, and heaters. All these items should be inventoried with the landlord or his agent before you move in (or out).

Unfurnished places differ greatly from those you may be used to in the U.S. Usually you will need to furnish such things as your own lighting fixtures, water heaters, space heaters, stoves, refrigerator, and curtains. Additionally, most apartments and houses have no closet space, or closet space is inadequate. Therefore, wardrobes are almost a necessity. You should inspect the place very carefully and evaluate your needs, keeping in mind your ability to fund the improvements you will require. There may be some items you have taken for granted all your life that may have to be shifted to the "nice to have" column!

When choosing your location, keep in mind the availability of local transportation (train or bus). If you have school-age children, you should check with other families to find out where the established bus routes run for each school.

### TELEPHONE

If there is no telephone in your dream house, you can order one from the telephone company but be prepared to wait a year or longer for installation. A telephone which is already installed may be kept in the house and transferred to your name. Telephone service is generally a little weak.

### THE RENT CONTRACT

Your contract (contrato) is a standard government form, a translation of which is provided on page 26. You should read this translation carefully and know what your obligations and rights are.

The standard time frame is six months (sometimes one year). The lease is self-renewing, unless notice is given by one of the parties 40 days before an expiration date. For example, suppose you sign your lease on 28 May, to take effect on 1 June. The lease will renew itself automatically on each subsequent 1 January and 1 June, unless you or the landlord give notice. If you desire to leave on 1 January, you must give notice in mid-November.

There is one exception to this rule. If you are eligible for a diplomatic clause (*cláusula diplomática*) by virtue of your job in Portugal (IBERLANT, MAAG, etc.), this clause will state that you can leave anytime on 30 days' notice, if you have orders requiring you to leave the country permanently.

### RENT

Rentals for houses and apartments vary considerably, depending upon local demand and time of year. Prices will range from about \$150 to \$800, generally depending upon what you need. A three- or four-bedroom apartment (*andar*) may average about \$225, a three- or four-bedroom house (*vivenda*) from about \$250 to \$350.

### UTILITIES

Utilities (*água, electricidade, telefone, e gás*) will average another \$50 to \$100 per month, depending upon the season and individual life styles. The simplest way of dealing with utilities is to get the landlord (*senhorio*) to allow you to maintain the existing utilities in his name. In this way, you can simply pay the bills as they come to the house. Otherwise, the tenant (*inquilino*) is required to have his own meters installed and pay deposits on all utilities. This will take time and money-- and all contracts are written in Portuguese.

There is, however, one drawback to the "takeover" system. You may be presented with bills left by the previous tenant. The billing process in Portugal is an interesting process, usually resulting in an average monthly billing and a "catch-up" bill when they get around to reading the meter. If you get a bill for the previous tenant, your best bet is to go ahead and pay it so that your service isn't cut off. Then you can see the landlord about reimbursement.

### HEATING

Winters can get chilly and damp in a Portuguese home. Central heating is rare, and the normal approach to heating is the use of space heaters in the rooms when needed. Gas or electric heaters can be purchased from someone who is leaving or from the Portuguese Navy Exchange in Lisbon at a lower price than in the local stores.

You may find that you need to insulate around doors and windows. Self-adhesive strip insulation (*fita tesa*) can be purchased locally for this purpose.

## ELECTRICITY

Electrical power in Portugal is 220 volts, 50 cycle. If your electrical appliances are American, they will probably be 110-volt, 60-cycle. You should check each appliance carefully to determine the required voltage. Step-down transformers will be required to change the 220V power to 110V. These are much cheaper in the States.

Some appliances with motors may not be happy with the 50-cycle current. Phonographs, record players, and other articles, depending upon timing for their operation, will run slow. You can find out from other residents whether there are technicians available to transform your equipment to 50-cycle operation.

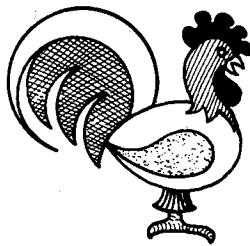
Lighting fixtures can be easily transformed by using an adaptor plug to fit the Portuguese outlets and inserting a 220V bulb. Most US-made lighting fixtures can easily carry the 220 volts without any other modifications.

## REPAIRS

Repairs to your US-made appliances (and auto, if you have one) are likely to be expensive if you can arrange them at all. Parts availability is a great problem, and suitable training is rare. Check with a current resident to find out if repairs are available.

## DOMESTIC HELP

Domestic help is available full- or part-time. Part-time is usually paid hourly, and full-time on a monthly basis. In some cases, you, as an employer, may be liable for insurance coverage, social security (Caixa de Previdência), and pension plans. You should be sure of your obligations before hiring help.



## STANDARD RENTAL CONTRACT

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Below you will find an English translation of the standard Portuguese rental contract form. You should become familiar with it, as you will be bound by its provisions when you rent a home in Portugal.

The undersigned \_\_\_\_\_, marital status \_\_\_\_\_, profession \_\_\_\_\_, resident at \_\_\_\_\_, as landlord and legal owner, and \_\_\_\_\_, marital status \_\_\_\_\_, profession \_\_\_\_\_, nationality \_\_\_\_\_, passport number \_\_\_\_\_, as tenant, agree between themselves the leasing of the (house, apartment) located at \_\_\_\_\_, county of \_\_\_\_\_, district of \_\_\_\_\_, of which the landlord is owner, under the following conditions:

1. This lease is valid for (six months, one year) starting on \_\_\_\_\_ and ending on \_\_\_\_\_, and is automatically renewed for equal amounts of time under Article 1095 of the Civil Code.
2. The rent is in the amount of \_\_\_\_\_, being \_\_\_\_\_ for the lease of the premises proper, and \_\_\_\_\_ for the rental of furnishings. This rent is payable at the landlord's residence or any other place designated by him, on the first day of the month previous to which the rent is payable (*example - January's rent is due 1 December, etc.*).
3. The rented premises will be exclusively reserved for living quarters, and the tenant cannot give it another use, nor sublet totally or partially, nor make auctions in it, without written consent from the landlord, properly certified by a notary public,\* and it is understood that, if authorized to sublet, the landlord will be free to set a new rental fee.
4. If the tenant wants to terminate the lease, he must place paper stickers on the windows of the premises, well visible from the street, 40 days previous to the last day of occupancy. The tenant will be available to show the premises to any prospective tenant from 1000 to 1800 each day, except Sundays, and is obliged to pay the rent until the last day of his stay and will deliver the keys on that day.

\*You can have any document notarized at any bank in Portugal. Revenue stamps are placed on these documents to establish that they have been notarized.

5. The tenant cannot claim retention of, nor reimbursement for, improvements made voluntarily to the premises, such as mounting electric installations, partitions, etc., nor is he authorized to remove these upon his departure without written permission of the landlord, who retains the right to carry out any type of repair work in the premises without need for the tenant's consent.

6. The tenant is obliged

a. to maintain in as good a condition as he receives it, the floors, furnishings, glass, walls, and paintwork. He cannot cover the walls with wallpaper without previous authorization from the landlord, and will leave the premises clean and in order upon termination of the lease.

b. to maintain in good condition the water pipes, electric wiring and fixtures, sewer ducts and attachments, and to pay at his own expense all necessary repairs if these become defective or out of order by his own fault.

c. to permit the landlord or his representative to inspect the premises any time he wishes.

d. to pay for the consumption of water, electricity, gas, telephone charges and the maintenance of these.

7. *(Diplomatic clause not included in standard form. This is usually typed in the blank space at number 7)*  
Regardless of paragraph 1 above, this contract will be cancelled in case the tenant is transferred to another country as part of his professional duties, provided he gives notice to the landlord in writing of this fact with a minimum of 30 days' advance.

8. The rental of the furnishings is concurrent with the duration of the lease proper and will be inventoried in duplicate, properly signed by both parties.

Whatever is not mentioned herein will be governed by the applicable local laws.

The original of this contract will carry the fiscal stamps required by law, and shall be delivered to the government treasury department.

## **GLOSSARY**

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- alugar - to rent
- amarelo(-a) - yellow
- o andar - apartment; floor (of a building)
- o ano - year
- o apartamento - apartment
- aqui - here
- assim - like this, thus, so
- assinar - to sign
- até - until
- até à próxima - until the next time
- até à vista - until we meet again
- até amanhã - until tomorrow
- até já - see you soon
- até logo - see you later (until later)
- azul - blue
- bem - well, fine
- branco(-a) - white
- o carro - car
- a casa - house
- a casa de banho - bathroom
- castanho(-a) - brown
- o cheque - check
- cinzento(-a) - grey
- com certeza - certainly
- o conto - 1,000 escudos



o contrato - contract

a cor de laranja - orange (color)

a cor de rosa - pink

a cozinha - kitchen

a despensa - pantry

o dia - day

dum(-a) - alternate form of writing de um(a)

ela(s) - she (they)

ele(s) - he (they)

entrar - to enter, come in

então - well, then, uh, hmmm,

o escritório - office, study

estar - to be (temporary condition or location)

estou - I am	estamos - we are
está - he, she, it is, you are	estão - they, you are

estar bem - to be fine

este(-a) - this

eu - I

falar - to speak

falo - I speak	falamos - we speak
fala - he, she, it speaks, you speak	falam - they, you speak

fazer - to make

gostar de - to like

grande - large

mas - but

mobilado(-a) - furnished

mudar - to move

mudar de casa - to move into or out of a house

nós - we

pequeno(-a) - small

poder - to be able (can)

posso - I can

podemos - we can

pode - he, she, it,  
you can

podem - they, you can

por - by, for

por aqui - right this way

por mês - each month

português(-esa) - Portuguese

preto(-a) - black

precisar de - to need

próxima(o) - next

Quanto é? - How much is it?

o quarto da empregada (criada) - maid's room

o quarto (de cama) - bedroom

quase - almost, nearly

querer - to want

quero - I want

queremos - we want

quer - he, she, it  
wants, you want

querem - they, you want

o recibo - receipt

a renda - rent

o rés do chão (R/C) - ground floor in Portugal

o roupeiro - closet

roxo(-a) - purple

a sala de estar - living room

a sala de jantar - dining room

ser - to be (permanent condition or location, time)

sou - I am

somos - we are

é - he, she, it is,  
you are

são - they, you are

o sol - sun

ter - to have

tenho - I have

temos - we have

tem - he, she, it has,  
you have

têm - they, you have

todo(s) - all (every one)

ver - to see

vejo - I see

vemos - we see

vê - he, she, it sees,  
you see

vêem - they, you see

verde - green

a vivenda - house

você(s) - you

voltar - to return