



Handbook Housing

A guide to finding accommodation for international students



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What do I need to consider when looking for an apartment?

Finding a student accommodation in Frankfurt am Main is not the easiest process these days and can be stressful and demanding. For international students, there are a few things that are very important when you arrive in Germany. One of them is having an official residence, which you need to use to register in the city. Here are a few facts to consider before you decide to move to Frankfurt.

⇒ *What are the rental prices in Frankfurt?*

Frankfurt is an expensive city, so it is important to consider your budget before you start your search. Rental prices vary depending on the district, but you can expect to pay between €500 and €1,000 per month for a one-bedroom flat. This is because the average rent in Frankfurt is at the moment around 18.49 €/m².

There are also special dormitories for students in Frankfurt, but their number is limited. In addition to the state-run residences offered by the Studierendenwerk Frankfurt, there are a large number of private residences and shared flats. Therefore, you should start looking for accommodation as early as possible, because student dormitories usually have long waiting lists. To get a room from the Studierendenwerk (the cheapest accommodation in Frankfurt), you will have to wait about 6 months to a year for a place. You can also find private accommodation, but the price will be higher, starting with a rent of 500 euros or more per month. Remember that you also have to factor in other costs such as utilities, internet and food.

What do I need to consider when looking for an apartment?

⇒ *Single apartment or shared apartment?*

There are a variety of housing options in Frankfurt, including flats, shared flats and single-family houses.

Single flat: In most cases with a single flat, you will have your own room with a bed, desk, private bathroom and kitchen already included in the room. If you already have everything, the price will of course be higher.

Shared apartment: As a student, you will probably spend most of your time away from home, so a room in a shared apartment is one of the most likely options. Usually, one flatmate is the main tenant in a flat with several rooms. The kitchen and bathroom are shared by all flatmates. In some WGs (shared flats) there is also a common room. As a rule, each flatmate has their own room and pays rent according to the size of the room. The room may already be furnished or you may have to bring your own furniture.

The price of your room depends, of course, on where you live and what amenities you can enjoy during your stay.

⇒ *In which areas could I live?*

The university is located in the city area "Norden" an. So when you start your search, you should consider whether you want to live close to the university (in the city centre) or a little further away. With your university ticket, you can travel around the whole state, so transport should not be a problem. Some districts that are generally considered cheaper are Griesheim, Nied, Ostend and Preungesheim. Cheap flats can be found mainly outside the city. If you live in the surrounding districts of the city, rents can be lower.

On which websites can I find housing?

⇒ *State and non-profit student residences*

- Studierendenwerk Frankfurt.
- Bauverein katholischer Studentenheime e.V
- Evangelische Kirche in Hessen und Nassau
- Wohnrauminitiative Frankfurt e.V.
- Gemeinnützige Wohnungsgesellschaft mbH Hessen (GWH)
- Martin Luther King Haus Studentenwohnheim GmbH

⇒ *Private dormitories and flats*

- *Frankfurt School of Finance and Management GmbH*
- *The Fizz Frankfurt*
- *YOU5*
- *UNINEST*
- *Nassauische Heimstätte - Geschäftsstelle Offenbach*
- *SMARTments*
- *wg-gesucht.de*

⇒ *You can find more dormitories and links on our website:*

<https://www.frankfurt-university.de/de/studium/international-office/incomings/beratungs-und-betreuungsangebote-fuer-internationale-studierende/wohnen-und-unterkuenfte/zimmer-und-wohnangebote/>

How should I apply?

Bei der Wohnungssuche sollten Sie sich nie unter Druck setzen lassen. Auch wenn der Studienbeginn bereits kurz bevorsteht, sollte der Zeitdruck Ihre Entscheidung nicht beeinflussen.

⇒ *Einige Schritte und Tips, die bei der Bewerbung eines Zimmers zu beachten sind:*

1. Sie sollten versuchen, eine professionell wirkende E-Mail oder ein ansprechendes Anschreiben zu verfassen, in dem Sie sich kurz vorstellen: Wie sind Sie als Person, Ihr Alter und Ihr Studium erläutern sowie Ihre finanzielle Situation, wie Sie die Miete bezahlen wollen (Sperrkonto, Elternunterstützung, BaFög, etc.). Dies kann einen positiven Eindruck auf den Vermieter machen.

2. Wenn Sie eine Wohnung in Frankfurt mieten, müssen Sie verschiedene Dokumente vorlegen, wie zum Beispiel:

- Selbstauskunft*
- Immatrikulationsbescheinigung*
- Kopie des Personalausweises*
- Bescheinigung über Mietschuldenfreiheit*

3. Besichtigen Sie die Wohnung: Sehen Sie sich die Wohnung persönlich an (besser: gehen Sie mit ein Freund dahin). Wenn möglich, sprechen Sie mit dem Vermieter und stellen Sie Fragen zu Miete, Nebenkosten und Instandhaltung.

⇒ *Welche Fristen soll ich beachten?*

Zu Beginn des Semesters ist die Nachfrage nach Wohnungen immer höher, so dass es in den Monaten März-April und September-Oktober schwieriger sein kann, eine Wohnung zu bekommen.

Es ist auch sehr wichtig, sich immer aktiv zu melden, da eine späte Antwort dazu führen kann, dass Ihr Platz in der Wohnung an jemand anderen vergeben wird.

Important terms to consider

⇒ **Miete/Rent:**

Payment by the tenant for the use of a residence, set out in the tenancy agreement.

⇒ **Mietvertrag/Rental contract:**

The tenancy agreement is a binding contract under the law of obligations that regulates the transfer of use (of a dwelling/room) for a certain period of time against payment of an amount.

⇒ **Vermieter/Landlord:**

Who, as owner or as his representative, disposes of his property in return for a payment.

⇒ **Mieter/Tenant:**

Person who rents a flat.

⇒ **Untermieter/Subtenant:**

Subletting occurs when all or part of the rental property is rented to a third party in exchange for money.

⇒ **Nachmieter/Next tenant:**

The subsequent tenant joins an existing tenancy. He assumes the obligations of the previous tenant under the tenancy agreement towards the landlord.

Important terms to consider

⇒ ***Hausmeister/Janitor:***

Employee responsible for managing and cleaning a building.

⇒ ***Mietkaution/Rent deposit:***

An amount of money (usually 3 cold rents) that a tenant has to deposit as a guarantee for damages, unpaid rent or similar. At the end of the rental period, you get the deposit back if you have not caused any damage.

⇒ ***Kaltmiete/Cold rent:***

Rent portion charged only for the use of the rental property (living space), excluding heating costs.

⇒ ***Warmmiete/Warm rent:***

The rent including heating costs. In some cases also other costs such as energy, water, internet, etc.

⇒ ***Einbauküche/Fitted kitchen:***

A fitted kitchen is the furnishing of a kitchen with standardised and permanently installed furniture in terms of size and function.

⇒ ***Mietschuldenfreiheit/ Rent debt freedom:***

The rent debt-free certificate is a simple form used by a landlord to certify that the tenant has paid the rent regularly and on time in the past period.

What should I look out for in the contract?

It is very important to read the rental contract carefully because so many people have been scammed in this way. It is important that the contract is written in German. It is best to sign the contract in person and not digitally. If the agent tells you that he/she is abroad and therefore everything has to be stated digitally, do not accept this flat. Here are some more points that every rental contract should contain and that you should pay attention to.

- ⇒ **Rental price:** Check if the rental price is clearly defined and in which period the rent has to be paid. Do not accept hidden and unclear costs or fees.
- ⇒ **Deposit:** The amount of the deposit must be reasonable (usually 3 cold rents) and included in the contract. Also make sure that the exact conditions for the return of the deposit are clear.
- ⇒ **Rental period:** Check how long the rental period is stated in the contract and whether you have the option to extend or terminate the rental contract.
- ⇒ **Service charges:** Check which service charges are included in the rental price and what additional costs you may incur.
- ⇒ **Address of rental property:** In a tenancy agreement, the address of the rental property must be stated in any case and which flat it is. (Floor and house number)

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- ⇒ **Living space:** The contract must state the number of living spaces to be rented and in some cases also the price per square metre. The price per square metre is determined from the number of living spaces and the price per square metre.
- ⇒ **Pets:** If you have or would like to have pets, find out whether they are allowed and under what conditions.
- ⇒ **Renovation:** Check whether you are allowed to change the flat or whether this has to be allowed by the owner. In some cases, it is only stipulated that the flat must be returned exactly as you received it. (Painted walls, clean, etc.).
- ⇒ **Condition:** Make sure that the condition of the flat is described exactly in the contract to avoid disputes later on. Any damage to the flat that occurred before you moved in should be stated in the lease and who is responsible for repairing it.
- ⇒ **Notice periods:** Check that the notice periods are clear in the contract (usually 3 months before moving out) and what the conditions are for early termination.
- ⇒ **Contract penalties:** Find out about possible contractual penalties and whether they are justified.

If you are unsure, ask someone to check the tenancy agreement.

Tenancy rights: What rights do I have as a tenant?

- ⇒ Right to a flat in accordance with the contract: The rented flat must comply with the contractual agreements set out in the tenancy agreement.
- ⇒ House right: You have the right to be undisturbed in your flat. The landlord, on the other hand, is not allowed to visit the flat without a special reason and without prior notice, and in no case in the absence of the tenant. The landlord or the caretaker must always give notice of an inspection appointment.
- ⇒ Visiting rights: The tenant has the right to have guests in his flat. The landlord cannot forbid guests, just as he cannot forbid visitors who stay overnight. Nevertheless, guests must abide by the house rules. If you have visitors, they are usually not allowed to stay overnight for more than 6 weeks. If visitors stay for several weeks, it is best to check with the landlord so that this does not lead to problems.
- ⇒ Reduction for rental defects: The tenant can reduce the rent if the rented flat shows damage that impedes its usability or leads to a reduction in the quality of living. The legal basis for a rent reduction is § 536 BGB (German Civil Code).
- ⇒ Claim to repayment of the rent deposit: After termination of the tenancy and return of the flat, the tenant has a claim to repayment of the rent deposit. However, the landlord can keep this deposit for three to six months in order to check further claims such as additional service charge payments. To do so, he must submit the service charge statement.

How can I terminate my lease?

⇒ The notice of termination of a rental flat is usually only valid in written form. Here are the steps to terminate your tenancy:

1. Check your tenancy agreement: Check your tenancy agreement and pay attention to the notice period and the conditions under which you can terminate the agreement.
2. Write the notice of termination and state the date you want to move out of the flat. As a rule, you have to send the notice to the landlord at least three months before you want to move out in order to comply with the legal notice period.
3. Send the notice of termination: Send the notice of termination by registered mail or give it personally to the landlord or the property management.
4. Document the condition of the flat: document the condition of the flat and make sure it is in perfect condition before you move out. This will help you avoid possible discrepancies that could lead to problems when you return the flat.
5. Make an appointment to hand over the apartment: Make an appointment with the landlord or property manager to hand over the flat. Make sure that this appointment takes place before the end of the notice period.
6. Hand over the flat: hand over the flat in the agreed condition and make sure that all keys are returned. Check the final statement: Check the final statement and make sure that all rent payments and possible repair costs have been paid.

It is important that you carefully check and comply with the notice period and terms of the tenancy agreement to avoid problems and inconvenience. If you have any questions, please do not hesitate to contact us.