



How to: Rent Like a Pro in Germany

Before Signing Your Rental Contract

What does the rent include?

Kaltmiete = basic rent

Nebenkosten = additional costs e. g. heating, water

Warmmiete = basic rent + additional costs

Kaution = deposit

Additional costs may include: Electricity, internet, broadcasting contribution

Always check what's included in the Warmmiete.

Check your tenancy agreement

Before signing, check:

- Monthly rent and deposit
- What is included in the additional costs?
- Start date and duration
- Notice period
- Furnished or unfurnished?
- Kitchen included?
- Can you register your address?
- House rules

Do not sign anything you do not understand.

Deposits & Payments

- Check the deposit amount in the contract.
- Keep proof of all payments.
- Pay your rent on time.

Never transfer money before properly verifying the property and tenancy agreement.

Avoid Rental Scams

Be careful if:

- The rent is unusually cheap.
- No viewing is possible.
- The landlord claims to be abroad.
- You're asked to pay before signing.
- You're asked to pay for a viewing.
- You're asked to transfer money quickly.

Never pay before you have verified the property and signed the contract.

**Mieten?
Easy.**

Scan the QR Code below for more tips.



Visit Website



Check - Photograph - Document

- Check the condition of the property.
- Photograph existing damage.
- Record meter readings.
- Complete a **Übergabeprotokoll** (handover report)
- Keep a copy of the report.

This helps prevent disputes about existing damage when you move out.

Register your address

After moving in, you need to register your address (**Wohnsitzanmeldung**). You will generally need a **Wohnungsgeberbestätigung** from your landlord.

After moving in

- Register for electricity, if necessary
- Arrange internet provider
- Check the broadcasting contribution
- Read the **Hausordnung** (house rules)
- Update your address with your university, bank and other important services

Responsibilities as a tenant

- Pay rent on time
- Look after the property
- Follow the house rules
- Separate your rubbish correctly
- Report damage to your landlord
- Respect neighbours and quiet hours

Bonus Tip

Consider taking out personal liability insurance (**Privathaftpflichtversicherung**).



Moving in & Living There

Need help?

If you have questions or problems with your tenancy agreement, deposit or landlord, seek advice before taking action.

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