There is a shortage of housing in Germany which means that accommodation is expensive, at least in the larger cities. You often have to spend 40 per cent of your monthly salary/fellowship on rent. This is particularly true for furnished and partly furnished accommodation, which can be rented at short notice and on a short lease.

The demand, particularly in cities where there are large numbers of students, changes radically in the course of the year and increases exponentially at the beginning of the semester. Offerings are often snapped up in a very short time.

Therefore, we urgently recommend you to start looking for accommodation for yourself and your family in Germany as soon as possible, preferably several months before you begin your stay.

**Insider Info**

If an advertisement does not mention that the accommodation is furnished or partly furnished, you must assume that it will not contain any equipment or furniture even if furnishings are shown on photos.
7.2 Searching for Accommodation

In Bonn: Bonn University Club Guest House
Near the main university building, the University Club Guest House has 22 apartments on offer. If you would like to reserve a room, your department or the Welcome Center will be pleased to help you.

Private Accommodation

If you want to search for accommodation privately, you have various different options:

- Online search
- Advertisements in local newspapers
- Notice boards at the university
- Post your own advertisement online or in the newspaper
- Use a realtor (may incur charges)

It is worth reading the ads in the local newspaper and checking the notice boards at the university for offers. You can also post your own ad online or in local newspapers and on notice boards.

Before you start your search, you should decide on your budget, the type of apartment you need (furnished/partially furnished/unfurnished), the location, the number of rooms and the size of the apartment. Many online providers offer a good selection of search criteria, such as:

- Location
- Price
- Furnished or short-term accommodation
- Partially furnished (e.g., including built-in kitchen)
- Distance from city center in kilometers or minutes
- Balcony/terrace/garden

Please note, in particular:

- Number of tenants (often only one tenant is foreseen)
- Minimum rental period

Apartments for two people and families are often a lot more expensive!

Insider Info

As of 1 June 2015, realtor fees are governed by the client-pays-agent principle. If you are searching for an apartment yourself, you agree with finding accommodation; if the agent is under contract to the landlord, the latter is responsible for paying the fees.

Rents

Many offers include the following details:

- Kaltmiete: Basic rent excluding utility costs for heating, water, electricity etc.
- Nebenkosten: Operating costs charged to the tenant for utilities such as waste removal, water, staircase lighting, elevator maintenance, property tax, garden maintenance etc. Please inquire whether the heating costs are already included. Nebenkosten are usually paid monthly, in advance, and accounts are balanced once a year. This can mean you have to pay extra or receive a refund.
- Gesamtmiete: This ‘total rent’ includes basic rent and operating costs.
- Miete Stellplatz/Garage: The rent for a parking bay or garage is often shown separately and is not always included in the total rent.

In Bonn: Private Accommodation
Property advertisements for the Bonn area can be found in the local daily newspaper “Bonnner General-Anzeiger”. Advertisements appear in the print edition on Wednesdays and Saturdays; you can also view them online:

www.bang.de

The Welcome Center at the University of Bonn has a pool of reliable private landlords. If you need assistance searching for accommodation, please contact the Accommodation Support Service at the Welcome Center at the earliest opportunity:

researcher-housing@uni-bonn.de

In Bonn: Bonn University Club Guest House
www.uniclub-bonn.de

In order to benefit from this service, you need to register at the Welcome Center:

www.welcome-center.uni-bonn.de

On our website you will find additional links to professional agencies offering furnished accommodation - in a few cases for a fee.

www.welcome-center.uni-bonn.de

Service and Advice > Accommodation
Moving In

The exchange of keys should take place during the day so that the state of the apartment and any furnishings can be photographed and noted down in a handover report. You can download a blueprint from the German Tenants’ Association (‘Deutscher Mieterbund’) and add any points of specific relevance to your apartment.

Note down any existing signs of wear and tear in the rooms in the handover report so that you will not be held responsible for them when you move out. Draw up an inventory if the accommodation is furnished.

Check:

■■ All electrical cables and equipment (oven, range), faucets, controls, sinks work properly
■■ State of the walls, ceilings, floors, tiles, silicone seams (bathroom)
■■ State of the basement, balcony, parking bay or garage

If the rented property is not in the agreed condition and is defective in any way, this should be noted separately and dealt with by the landlord within the agreed period.

■■ Take a note of meter readings and meter numbers: electricity, gas, cold and hot water, heating (there may be a meter on each radiator).
■■ Write down which keys you have received.
■■ At the end of the rental period, you can return the apartment in the same way by completing an acceptance report.
■■ Don’t forget to get the landlord to sign it, including the date and place.