PRACTICAL INFORMATION FOR TENANTS

Here you will find some important information for tenants in Germany. The Welcome Center for International Researchers will be happy to assist you if you require further information and advice.

Rental contract

Before moving into an apartment or room, you will usually sign a rental agreement with your future landlord. You are signing a legally binding agreement and should read it carefully before signing. Verbal rental agreements are rather rare in Germany.

- [Sample rental contract]

Deposit

It is common in Germany that the landlord demands one to three months' rent as a deposit. The money will be deposited in a savings account for you and will be paid back in full after moving out, provided that you have not caused any damage to the apartment and have paid your rent regularly. The maximum allowable deposit is three months' rent.

- [Deposit]

Handover protocol

Any existing defects in the apartment should be recorded in a handover protocol so that you are not held responsible for the defects when you move out.

- [Sample handover protocol]

Landlord confirmation

The submission of a landlord confirmation form is mandatory when registering the place of residence.

- [Landlord confirmation form]

Brokerage fees

The person who has commissioned the broker office pays the broker commission. This usually is the landlord who instructs the broker office to find a tenant. Tenants only have to pay commission if they
contact the broker office or instruct it in writing to search for an apartment and then - only on the basis of this order - the broker office searches for and obtains the desired apartment.

Other forms (tba)

- Checklist - moving in
- Checklist - moving / moving out
- Self-reading protocol (DE)
- Checklist - Energy (DE)