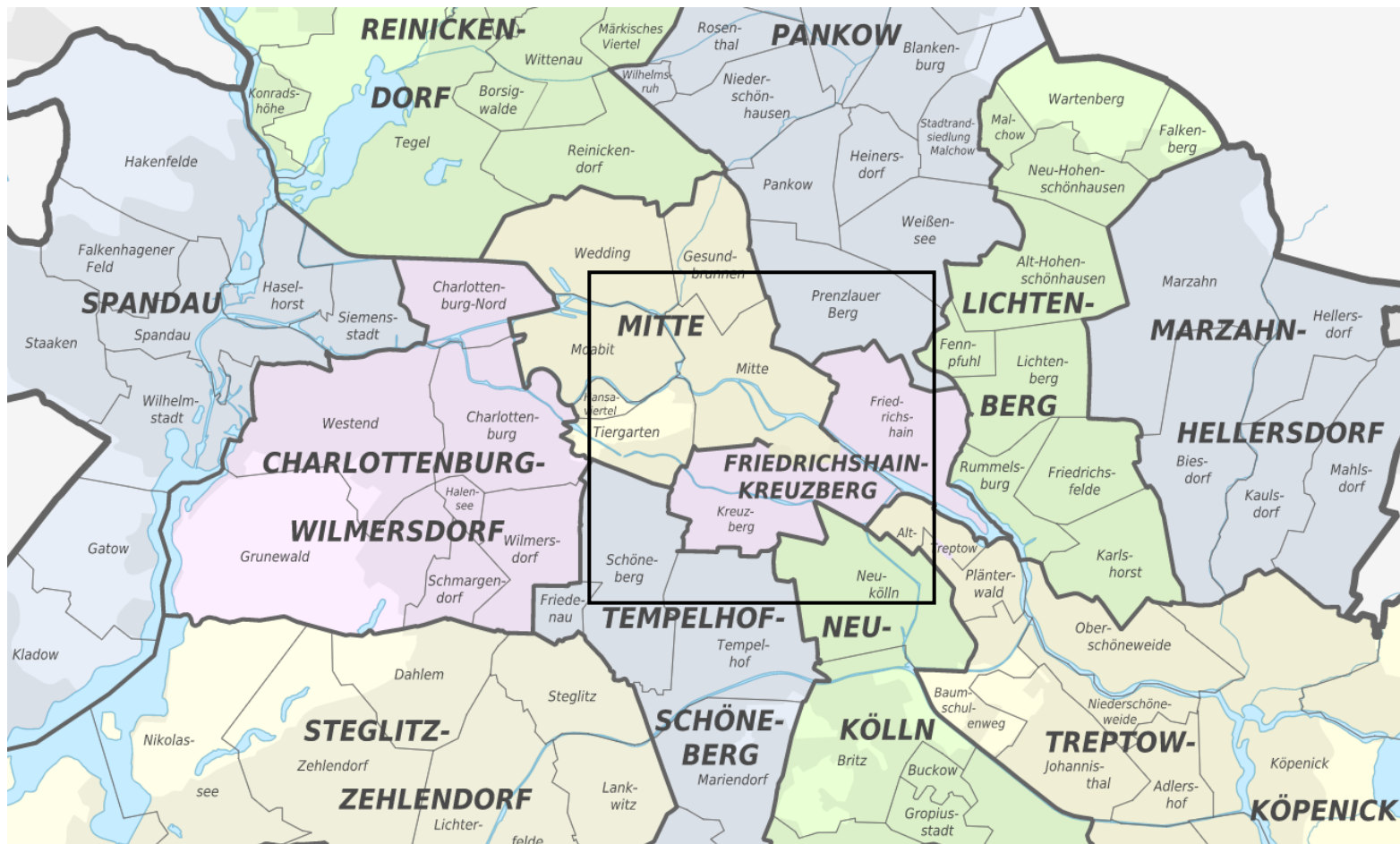


## Finding a Flat in Berlin



Central districts of Berlin (the box is around the neighborhoods where flats will likely be the most expensive/ in demand)

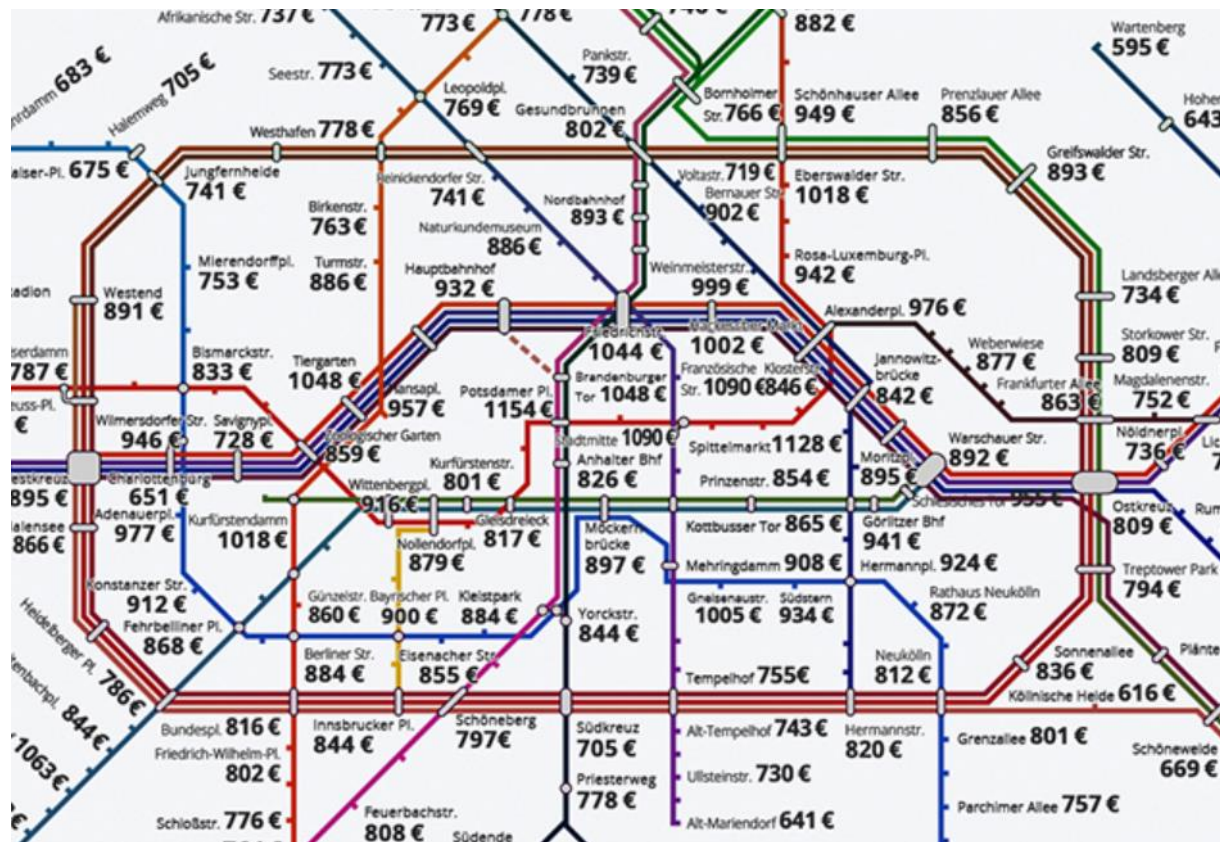




## The Berliner Miet-Map (map of rental prices)

Average prices for *Kaltmiete* (cold rent, meaning utilities and side costs not included) for a 2-bedroom flat of 70 m<sup>2</sup> - see full map at

<https://www.immobilienscout24.de/immobilienbewertung/ratgeber/mietpreise-und-kaufpreise/mietspiegel/miet-map-berlin.html>





## Rental prices in Berlin

Cold rent? Warm rent? Side costs? What can I expect to pay?

In Berlin, **Kaltmiete** (cold rent) means the price per square meter with absolutely no additional costs included. **Warmmiete** (warm rent) includes the **Nebenkosten** (side costs) of water and sewage connections, cleaning and upkeep of the building and its communal spaces, garbage removal, etc. Heating costs may or may not be included in the warm rent - so always check!

Utilities that are usually not included in your rent at all, but for which you make a contract directly with a local provider, are electricity, gas and phone/internet.

Berlin rents are currently rising quickly - here's a typical scenario (keeping in mind there's a big variation between neighborhoods, condition of the flat, etc.)

### A typical monthly breakdown

For an unfurnished, 2-room, 70 square meter flat in a great neighborhood

950€ - cold rent

250€ - Nebenkosten (not including heat)

-----

**1200€ - warm rent**

Utilities you usually have your own contract for

gas - 75 Euros/month (including heat)

electric - 45 Euros/month

internet/phone - 70 Euros/month

-----

**190€ - utilities**

### On a budget? Try these tips:

1. Search outside the neighborhoods of Prenzlauer Berg, Mitte, Kreuzberg, Friedrichshain and Neukölln
2. Search just 1 or 2 stops outside the ring (the S-bahn line going around the city center) for a big drop in prices without sacrificing a convenient commute
3. Don't get a long-term furnished flat, you'll pay a premium for the furnishings
4. Consider a room in a shared flat or WG - also a great way to make friends your first year here!
5. Rent a place yourself and then search for a roommate (be sure to ask your landlord first!)



## Finding a Flat Vocabulary

Bad(ezimmer) - bathroom	Küche - kitchen
Besichtigung(-stermin) - viewing appointment	Möbliert (möbl.) - furnished
Betriebskosten - side costs	Nebenkosten - side costs
Bezugsfrei ab - available from	Nicht WG-geeignet - unsuitable as a shared flat
Bürgschaft - guarantee/sponsorship/pledge	Provision (-sfrei) - commission (free)
Dachgeschoss (DG) - top floor/loft	Quadratmeter (qm, m <sup>2</sup> ) - square meter
Eigentumswohnung - apartment to own	Raucher/Nichtraucher - smoker/nonsmoker
Einbauküche (EBK) - built-in kitchen	Saniert - redeveloped
Erdgeschoss (EG) - ground floor	Untermiete- subletting/sublease
Etage - floor	(öffentliche) Verkehrsmittel/Nahverkehr - (public) transportation
Gesamtmiete - total rent	Warmmiete - rent including heating
Grundriss - layout	WG (Wohngemeinschaft) - shared apartment/ flat-sharing community
Hausmeister - custodian/caretaker	Wohnfläche - living area (size of apartment)
Hausverwaltung - property management/house management	Zentralheizung - central heating
Heizkosten - heating costs	Zimmer - room (excluding bath, kitchen, hallway)
Hell - light (opposite: dunkel - dark)	Zwischenmiete - temporary rental (limited time lease)
Kaltmiete - base rent (no heating, side costs)	

## Email Template to Ask for a Viewing

Sehr geehrte(r) Herr/Frau X,

ich habe Ihre Anzeige auf X gelesen und interessiere mich sehr für die Wohnung in der X-Strasse XX. Ich würde mich sehr über einen Besichtigungstermin freuen. Ich bin (jederzeit/am Freitag) (um 18 Uhr/von 9 bis 20 Uhr) verfügbar. Sie können mich jederzeit per Email oder unter 0176 888 8888 erreichen. Ich freue mich auf Ihre Antwort und wünsche Ihnen noch eine schöne Woche/einen schönen Abend/ein schönes Wochenende.

Mit freundlichen Grüßen



**Cover Letter for Applying for a Flat**

Sehr geehrter Herr Müller,

nach dem heutigen Wohnungsbesichtigungstermin bewerbe ich mich hiermit um die 2-Zimmer-Wohnung in der Brückenstr. 3.

Ich komme aus [X Nationality X] und bin vor kurzem nach Berlin gezogen, wo ich am [X Date X] eine Stelle als [X Position X] bei [X Company X] aufgenommen habe. Mein Jahresbruttogehalt liegt bei [X Salary X]. Mein Arbeitsvertrag ist [X unbefristet/befristet X] und ich habe vor, über einen längeren Zeitraum in Berlin zu bleiben. Ich bin [X ledig/verheiratet X], habe [X 1,2.../keine X] Kinder und [X keine Haustiere/einen Hund X].

Anbei finden Sie für Ihre Unterlagen:

- den ausgefüllten Fragebogen (Selbstauskunft)
- meine aktuelle Mietschuldenfreiheitsbescheinigung
- Einkommensnachweise der letzten 3 Monate
- meine aktuelle Schufa-Auskunft
- die Vorder- sowie Rückseite meines Personalausweises.

Falls Sie weitere Unterlagen von mir benötigen, bin ich jederzeit telefonisch [X phone number x] sowie per E-Mail [X e-mail address X] erreichbar. Ich freue mich auf Ihre Rückmeldung und wünsche Ihnen ein/e schöne/s Woche/nende.

Mit freundlichen Grüßen,

Jonathan Hansson

Boxhagener Str. 119  
10245 Berlin  
Tel. (mobil): 01578 870 5734  
Tel. (fest): 030 201 71 162



## Checklist of Forms

- Personalausweis & Anmeldebestätigung** - passport/national ID and proof of legal residency in Germany. You'll get the Anmeldebestätigung (registration of your address) in your first few days in Germany from your local Bürgeramt.
- SCHUFA Auskunft** - a credit check showing you don't owe any debts or have a history of financial problems in Germany. After you have a German bank account open, you can order it online at [www.schufa.de](http://www.schufa.de) or get it in person at a local Postbank (check online which centers do the SCHUFA, not all do).
- Einkommensnachweis** - proof of income - landlords like to see your last 3 months of pay statements. If you're moving from abroad, this can be from your previous job. Showing a bank statement with a large amount of money also works, if you haven't been working in the last months. You could also show your work contract or ask for a letter from your company in Berlin to prove how much you'll be earning.
- Mietschuldenfreiheitsbescheinigung** - statement from your former landlord stating you are free of debt and left your former home on good terms. If you are just moving to Germany, it is OK to bring a letter from your country of origin, but if you cannot get this just explain the situation to the landlord here. If you lived at home, or owned your own home, before moving to Germany, you can also show proof of this (purchase contract, property records, a letter from your family, etc.)
- Selbstauskunft** - an application form that a landlord or real estate agent may ask you to fill out when you want to apply for an apartment. They will usually ask for contact information, your passport number and a copy, your nationality and previous address, your occupation, salary, education, who will be living in the flat, etc.
- Cover letter (application)** - It's a good idea to write a cover letter when you apply for an apartment, to explain why you've come to Berlin, where you work, your job (salary, do you have an unlimited work contract?), that you don't smoke or have pets, etc.



## Helpful Resources for long-term apartments

Search under Immobilien, Wohnung, Mietwohnung

<b>Flat search websites</b>	<p><a href="https://www.home.ht/wohnen/">https://www.home.ht/wohnen/</a> (whenever you apply, put the name of your company as well)</p> <p><a href="https://www.thelocal.de/rentals/berlin">https://www.thelocal.de/rentals/berlin</a> (an English search version of Immobilienscout)</p> <p><a href="https://salzundbrot.com/">https://salzundbrot.com/</a> - German only</p> <p><a href="https://www.immobilienscout24.de/">https://www.immobilienscout24.de/</a> - German only</p> <p><a href="https://www.ebay-kleinanzeigen.de/">https://www.ebay-kleinanzeigen.de/</a> - German only classifieds</p> <p><a href="https://www.lieblingsmieter.de/">https://www.lieblingsmieter.de/</a></p> <p><a href="https://www.wohnungsboerse.net/">https://www.wohnungsboerse.net/</a></p> <p><a href="https://www.woloho.com/">https://www.woloho.com/</a> - weekly mailing list of local listings</p>
<b>Real-estate agencies for long-term</b> (ask if you'll have to pay provision)	<p><a href="http://komm-in-kiez.com">http://komm-in-kiez.com</a> - contact Herr Boettcher at <b>infor@komminkiez.com</b></p> <p><a href="https://www.engelvoelkers.com/de-de/berlin/">https://www.engelvoelkers.com/de-de/berlin/</a> (for higher-budget flats)</p> <p><a href="https://www.hope-apartments.de/">https://www.hope-apartments.de/</a> - contact Anna Hope at <b>hope@hope-apartments.de</b></p>
<b>WGs</b> (shared flats)	<p><a href="https://www.wg-gesucht.de/">https://www.wg-gesucht.de/</a> - German only</p> <p><a href="https://www.easywg.de/">https://www.easywg.de/</a> - German only</p> <p><a href="https://www.medicin-living.com/">https://www.medicin-living.com/</a></p> <p><a href="https://www.wg-suche.de/">https://www.wg-suche.de/</a> - German only</p> <p><a href="https://www.wohngemeinschaft.de/">https://www.wohngemeinschaft.de/</a> - German only</p> <p><a href="http://www.wgberlin.net/?lang=en">http://www.wgberlin.net/?lang=en</a></p>
<b>Facebook pages</b>	<p>Housing Berlin/Wohnen in Berlin, Berlin Rooms: Flats, Housing, Roommates and Expats, Flats in Berlin only long term, Berlin Start-up Flats &amp; Flatshares, Berlin Start-up WGs, WG Zimmer Frei in Berlin, WG Zimmer Wohnung in Berlin room flat apartment rent, Berlin Apartments: Rent - Share &amp; Sell flats &amp; apartments in Berlin! - and many more!</p>