

Look for a room/flat

How to look for an accommodation on the independent housing market in Frankfurt

If you did not wish to live in the student dorms from our cooperation partners or did not get an offer for a room you will have to look for a room or flat on the independent housing market. Please consider that without a good knowledge of German you may have problems since many of the housing market sources are only available in German. At the beginning of your search we recommend you to ask a friend or a fellow student to help you.

Generally, accommodation in the city center of Frankfurt is as expensive as in the student dorms. If you wish to pay less rent you will most likely find cheaper accommodation in the suburbs, towns and cities around Frankfurt. We recommend to look for a lodging already from back home (before you arrive in Frankfurt) but since it is always easier to find a place to stay when you are here, please have in mind that you might need to book a short-term stay accommodation (e.g. hostel) while you are looking for a room/flat.

Types of accommodation

Accommodation is mostly unfurnished even though there is a trend of furnished housing in Frankfurt. The price depends on several coefficients, the size, the location, the equipment, etc. The average price for Frankfurt is about €15 per m². Please be aware that most of the smaller flats are above the average.

Private dorms: You have your own room and sometimes your own bathroom. Common areas such as kitchen (and maybe bathroom) will be shared with other people. Those flats are furnished and offer special services e.g. concierge, study rooms, etc. Prices start from €550 per month.

WG (short for "**W**ohngemeinschaft": flat-share): You have your own room and share bathroom, kitchen etc. with other students/people. Depending on the size, facilities and neighborhood rent prices for a room start at €350 per month. Rooms in shared flats can be unfurnished but you also find furnished rooms if you look for rooms for temporarily rent (so called *Zwischenmiete*).

Flats for rent: You have an entire flat (including bathroom and kitchen) on your own or you look for someone who wants to share the flat with you. On average, a flat on your own is more expensive than flat-shares starting at €450.

Warning

Be aware that when you are looking for flats to rent the lease that is quoted is usually just the basic rent (in German *Kaltmiete*). On top of this, you have to pay utilities and charges such as heating, water etc., resulting in the so-called *Warmmiete*. You have to arrange electricity and internet yourself.

The charges are charged based on a specific calculation. The actual costs are calculated once a year or when you move out. Therefore, it could happen that you have to pay additional costs in the end of the year or when your contract ends.

Unfurnished accommodation

In case the accommodation you will be renting is not furnished, you can look for cheap or even free used furniture and accessories on the Frankfurt flea market on the Schaumainkai and Osthafen, in the second-hand furniture shop Neufundland (www.neufundland-frankfurt.de), online in private adds (<https://www.ebay-kleinanzeigen.de/>) or on Facebook (Free your stuff group Frankfurt). We also recommend asking the current tenant to leave the things inside the accommodation for a certain fee. Furthermore landlords demand a security deposit of three months' rent before moving in as a rent and indemnity guarantee. This security deposit will be returned back to you when you move out of the flat providing that you keep your room or flat in a proper condition.

Rundfunkbeitrag

The Rundfunkbeitrag is a tax-like payment for public-service broadcasting that has to be paid by all people living in Germany. This payment is separated from the rent and paid to the ARD/ZDF/Deutschlandfunk Rundfunk directly. The costs are €18/month and have to be shared by all tenants of a flat. You will be contacted directly by the ARD/ZDF via mail. More information is available online at www.rundfunkbeitrag.de.

Areas

The most central and therefore popular parts of the city are Innenstadt, Nordend, Westend, Bornheim, Bockenheim, Sachsenhausen or Ostend. Of course, these are also the ones that are most expensive. You should also take the other parts of Frankfurt like Sindlingen, Höchst etc. into consideration. With your RMV-ticket, you can travel in Frankfurt and the surroundings, so anything along one of the S- or U-Bahn lines will also work for you (<http://www.rmv.de/linkableblob/de/12980-51462/data/rmv-schiennetzplan.pdf>).

Where to look for an accommodation

There are several sources to find flats and rooms for rent – we recommend the following places to start your search:








1. Private dorms/ student residences

Because of the high demand for rental rooms or flats in Frankfurt various private student residences have opened up.

- [Bed & Brains](#) (district Riedberg) 
- [Headquarter](#) (district Bockenheim)  
- [The Fizz](#) (district Gallus)   (website available in English and German)
- [The Flag](#) (districts Bockenheim and Nordend-West)  
- [Schneider Bau](#) (district Riedberg) 
- [Youniq](#) (district Riedberg)  
- [Microliving](#) (district Gallus, Ostend and Lyoner Viertel) 
- [Uninest](#) (district Bockenheim) 

Please note that you can't apply for a room in the dorms of the public universities of Frankfurt (linked to the "Deutsches Studentenwerk") as they only offer accommodation to students from public universities.

2. WGs

- www.studenten-wg.de 
- www.wg-gesucht.de/en/   : This page is popular among German students to look for a flat mate, but also single apartments are offered there. Additionally, people can have skype calls to get to know each other.
- www.wg-suche.de  
- www.wohngemeinschaft.de 
- www.wohnraum-gesucht.de 

Tip: There are various Facebook groups where you can find offers for flat-shares and student flats – it's worth checking this! Just go to Facebook and follow these links:

<https://www.facebook.com/groups/312951732068524/>
<https://www.facebook.com/groups/389536504449489/>
<https://www.facebook.com/WG.Zimmer.frei.in.Frankfurt/>
<https://www.facebook.com/wg.frankfurt/>
<https://www.facebook.com/groups/WG.Zimmer.Wohnungen.Frankfurt/>
<https://www.facebook.com/groups/466706873371355/>
<https://www.facebook.com/business.wg/>
<https://www.facebook.com/WgFindenInFrankfurt/>
<https://www.facebook.com/HABITATOR/>

Notice boards: You can find notices/ads on different notice boards. Students can put up notices if they are looking to rent or to let a place; the notices are usually taken down by the university after a few weeks to make room for new ads. Notice boards can be found at the black board of Frankfurt School (next to the reception) or at Frankfurt University (usually on the ground floor of the larger buildings).

3. Flats for rent

- www.immobilienscout24.de 
- www.immonet.de 
- www.immowelt.de 
- www.kalaydo.de 


Facebook: It's worth looking for Facebook groups posting accommodation vacancies

<https://www.facebook.com/groups/WOHNENINFRANKFURT/>
<https://www.facebook.com/Wohnungen.frei.in.Frankfurt/>


Newspapers: Daily and weekly newspapers in Frankfurt: Frankfurter Neue Presse, Frankfurter Rundschau, Frankfurter Allgemeine Zeitung (Fridays & Sundays), Welt Kompakt, Höchster Kreisblatt.


4. Short term: hostels, youth hostels, Airbnb, Mitwohzentrale (letting agency)



If you are only looking for short term accommodation (a few days or weeks) you will find several possibilities to find a place to stay in Frankfurt.

Hostels or youth hostels: There are several hostels in Frankfurt where you can further plan your stay in this city. Here are links to the websites of a few hostels where you can find the room rates and additional information (prices for a place in a dormitory as of €17 per night, all in ):

- [Five Elements Hostel](#)
- [Frankfurt Hostel](#)
- [Jugendherberge Frankfurt a.M.](#)
- [Jugendherberge "Haus der Jugend" Frankfurt](#)
- [Meininger Hotels Frankfurt](#)
- [Smart Stay Hostel Frankfurt](#)
- [United Hostel Frankfurt City Center](#)

There are also portals for comparing availability, prices and user reviews for the different youth hostels: [Hostelbookers](#) & [Hostelworld](#) (.

Airbnb: You can find a place to stay via the website [Airbnb](#) (). It is a service that allows you to book holiday apartments and guest rooms from non-commercial hosts and homes.

There are services as well that allow you to save money while living a few days at a private home with a friendly Frankfurt host: [Couchsurfing](#) (short-term stay with a friendly Frankfurt host, ) & [Hospitality Club](#) (host network, .

Facebook: There are Facebook groups posting short-term accommodation
<https://www.facebook.com/Zwischenmiete.Frankfurt/>
<https://www.facebook.com/Wohnen-Auf-Zeit-Frankfurt-407355419412557/>

Mitwohzentrale (letting agency): These letting agencies are based in many towns and act as agents for short term accommodation. Mostly, these are furnished rooms in private households. Letting agencies often have accommodation for a few weeks. This can be an advantage if you are just looking for an interim solution. However, remember that letting agencies are commercially oriented and claim a fee for their services.

How to apply for an accommodation

1. First contact

If you are looking for accommodation in Frankfurt, it is better to be on-site. Landlords are more likely to agree to let an accommodation if they have met the prospective tenants. But you can also ask them for a skype call if you did not arrive yet. Especially in the peak times before the semester starts, a lot of people are looking for a flat or room. It is not unusual to get no response from someone after you wrote to them. They ordinarily only reply to the people they are interested in.

If you are looking for an accommodation you need to be quick as housing is given away really fast. It would be best to check the websites several times or sign up for an alert so you get an e-Mail each time a new accommodation is entered into the system. When contacting landlords you should introduce yourself, explain what you are doing in Frankfurt and how you will cover the rent payments.

Warning

Please be aware that there are some fraud offers on the internet. Signs for this are for example wrong use of (German) language, like it has been translated by a computer program, or cheap prices for huge flats or flats in the most wanted areas. Someone who claims to rent out a flat and wants a third party to hand over the keys or money being transferred through e.g. Western Union should call your attention.

2. Viewings (*Besichtigung*)

If possible, go there with someone who speaks German well and can support you. It is likely that the landlords invites several interested people to come at the same time to visit the flat or room. You should inform yourself about the monthly rent and the charges as well as your rights of use (e.g. garden).

Should you notice any damage to the flat during the viewing, you should ask the landlord politely what will be done about it – and when you get the keys for the flat, this must be included in the hand-over protocol. Otherwise you might be facing unnecessary costs when moving out.

3. Rental contract

Rental contracts are usually templates containing standard phrases. As a rule, you should read the agreement very carefully, especially if it has been drafted by the landlord himself. A rental contract should contain the following:

- monthly rent excluding any charges, the so-called Kaltmiete (basic rent)
- monthly charges such as water, taxes, heating, warm water and garbage collection
- beginning and term of the tenancy (in case of fixed-term rental agreements)
- notice period in the case of unlimited rental agreements (as a rule, this is 3 months)
- the tenant's rights of use (cellar, communal rooms, garden etc.)
- agreements regarding renovation when moving out

Be aware that once the rental contract is signed, there is no right of withdrawal! It's best to have someone else read the contract, if possible someone local.