



BIMM
INSTITUTE

Berlin

Accommodation Guide



Content

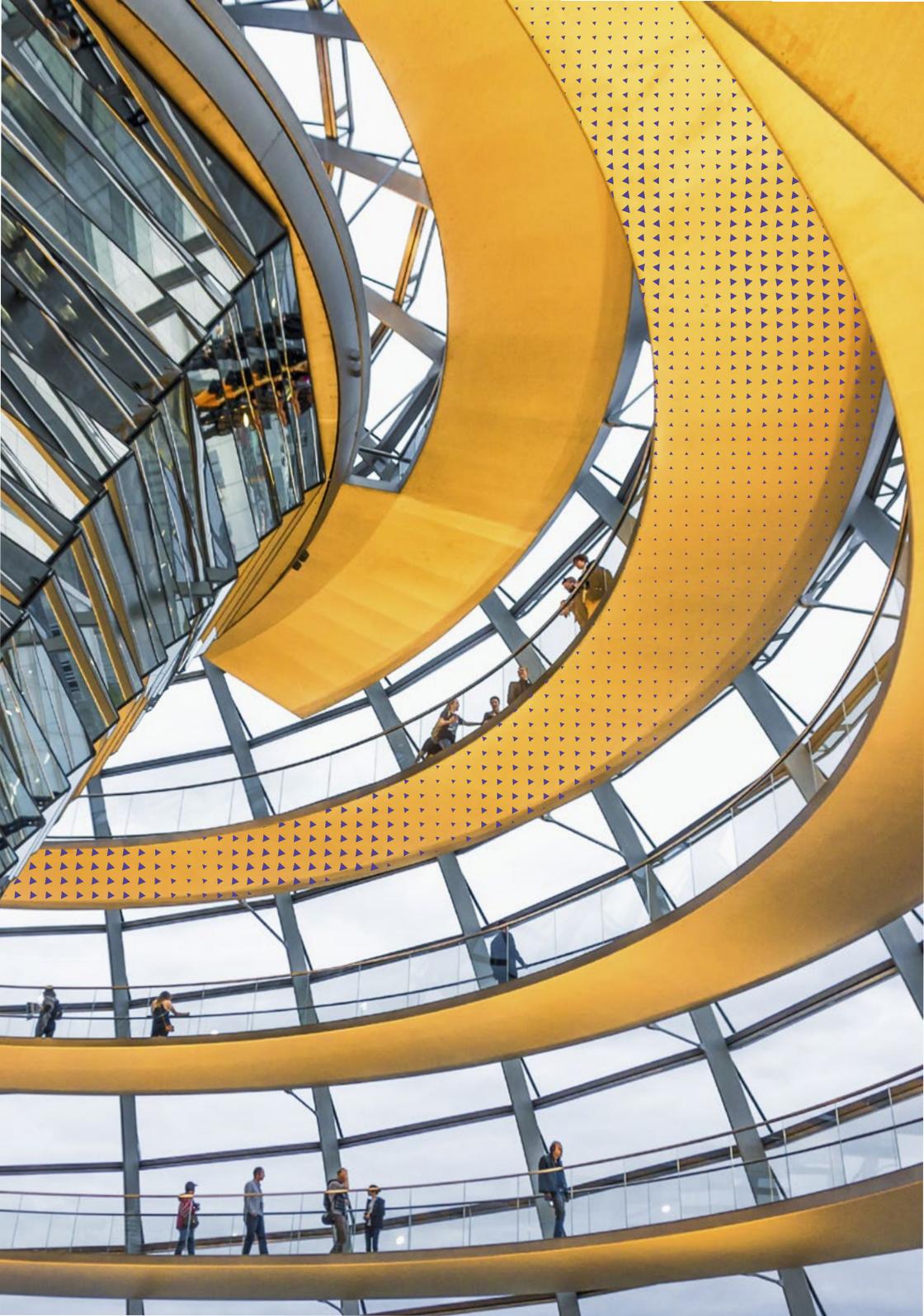
Where should I be looking?	4
How to access our college?	6
House hunting	9
Private lettings	11
Student accommodation providers	13
Accommodation providers and letting agencies	19
Searching for a flat	20
Housing viewings	22
What you need to know	23
Visa Information, Health Insurance and C-19 (Covid) Advice & Guidance	25
Which legal documents will I require?	28
What you need to know	30
Glossary of terms	32

Contact the Student Support Team

Accommodation advice is offered by the Student Support Team. We have partnerships with a number of accommodation providers, who will be happy to assist you and answer any questions you may have.

If you find you have questions about your finances which aren't answered in this guide, then please contact the Student Support Team:

Tel +49 (0) 30 311 99 186
Email studentsupportberlin@bimm-institute.de



Where Should I Be Looking?

BIMM Institute Berlin College Address:

**House of Music, RAW-Gelände
Revaler Straße 99
10245 Berlin, Germany**

The college's closest U-Bahn station is Warschauer Straße on the U1 line - five minutes away from our RAW campus. The S-bahn lines S3, S5, S7 and S75 from Alexanderplatz all go to Warschauer Straße S-bahn station.

The M10 and M13 trams stop very close to the college, which is also served by the 240 and N40 bus routes. Parking is very limited within the area.

Public transport throughout Berlin is both inexpensive and reliable, with a combination of buses, trams, underground and suburban trains serving the metropolitan area. The city is also extremely bicycle-friendly, with dedicated cycle paths and plenty of secure storage.

If you are going to be using public transport regularly, we recommend purchasing a monthly or annual pass - it's a lot cheaper in the long run.

A monthly pass (Monatskarte) for the AB zone costs 86€, and gives you unlimited access to all overground and underground trains, buses and trams at any time of day or night - plus you can take a person with you for free at the weekend and after 8pm! A day pass (Tageskarte) costs 8,80€ at the time of printing. For updated information, you can check the BVG website: www.bvg.de/de/Tickets/Preise

You may wish to consider living slightly further away and commuting into Friedrichshain, especially if you're already settled in Berlin. Remember that you'll need to take into consideration the cost of travelling, and the time it will take to get into BIMM Berlin, when making any accommodation decisions.

We recommend the following areas, some of which are within walking distance of BIMM Berlin or a short commute:

- Friedrichshain
- Kreuzberg
- Fennpfuhl
- Lichtenberg
- Mitte
- Prenzlauer Berg
- Neukölln
- Treptow



How To Access Our College?

Located in the centre of Friedrichshain's artistic quarter RAW-Gelände, BIMM Berlin is in the heart of the action.

There are a number of ways you can access the pedestrianised area through public transport:

1 – Warschauer Straße U-bahn (U3/U1 lines) station is a five minute walk away, as is Warschauer Straße S-bahn, which services a number of overground trains (S3, S5, S7, S9, S75).

Additionally, Ostkreuz S-bahn station (S3, S41, S42, S5, S7, S8, S75, S85) is roughly a twenty minute walk away.

2 – The M10 and M13 tram lines stop very close to RAW-Gelände, approximately a five minute walk from campus.

3 – The 248 and 347 bus services also serve the area, and run roughly every ten minutes to and from Warschauer Straße.



As public transport in Berlin is reliable and well organised, we strongly recommend you take advantage of it!

You are of course welcome to bring your own car should you deem it necessary, but please note that there is no onsite parking in RAW-Gelände, and parking spaces in the area are very limited.

Additionally, traffic is particularly bad on Warschauer Straße between 8:00-10:00 and 16:00-19:00. You can apply for a parking permit, but this only applies to the area in which you live and prices vary from roughly 20€-40€.

We strongly encourage you to take advantage of the city's many cycle paths! As a fairly flat city with roughly 620km of dedicated bike routes, it's something of a cyclist's dream. There's also a wealth of bike storage space in the area, and there are plenty of bike

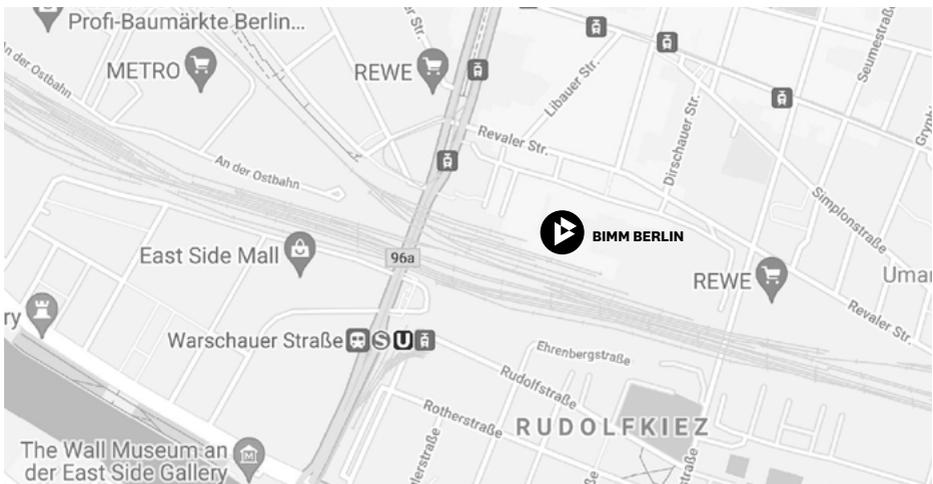
workshops nearby should you need to get yours repaired. There are also a number of reasonably priced vehicle-sharing companies, should you wish to take advantage of that.

Some of our favourites include:

- **Mopeds/eScooters:** Lime, Circ, Tier, Emmy
- **Cars:** SIXT Share, Miles and ShareNow
- **Bicycles:** Nextbike and Donkey Republic, Limebike, Mobike.

More detailed list available here www.berlin.de/en/getting-around

Please be aware that you will need to check all legal requirements for these services – make sure you have the appropriate licences if necessary, and do make sure to adhere to the rules of the road and safety standards (i.e. wear a helmet, please).





House Hunting

Finding accommodation in Berlin can be competitive, so make sure that you have all your documents ready and are prepared to spend a good amount of time looking for a flat share or apartment to avoid disappointment.

There are also some important aspects to understand before you embark upon the excitement of hunting down your digs. Necessary documents include the following:

- Schufa-Auskunft - this is not necessarily required for students coming from abroad, but it's always a good idea to make sure you have some evidence of your credit rating. Otherwise, anything declaring that you aren't in any debt will suffice.
- Mietschuldenfreiheitsbescheinigung - proof from your previous landlord that you have no debts relevant to your rent
- Einkommensnachweise - proof of income/proof of parents' income if they're renting on your behalf
- Copy of your ID card/passport

How much can I expect to spend?

The amount you'll pay very much depends upon the type of accommodation you choose – for example, the privacy of a one-bedroom apartment will cost considerably more than a three-bedroom flatshare.

As with all cities, where you live will affect the price: opting for lodgings right next to a U-Bahn line in the centre of a key nightlife district will take more from your wallet each month than somewhere a little further out.

The following sections give some indication of the rough prices you should expect to pay across the different options.



Private Lettings

Please familiarise yourself with the three different kinds of rental: mieten means to rent or to let, and refers to a direct contract between you and a landlord, while untermieten means to sub-let – renting a room from someone who themselves has a contract with the landlord. A WG, or Wohngemeinschaft, is a flat share, in which a group of people will come together to rent a property on equal terms.

The first option is the safest, as under German law anyone signing a tenancy agreement automatically gains the protection of strong rights that prevent eviction, exploitation, etc. However, taking on a tenancy will likely be considerably more expensive than the other options covered here, and

bestows a number of responsibilities upon you as a tenant – there are a fair number of checks to be passed as well (see the What You Need To Know section for more information here).

Mieten contracts tend to be for longer periods of time, so may not suit a student lifestyle.

Much more flexible are untermieten agreements, which are often more informal in nature and shorter in length, and frequently negotiable in terms of cost. However, you have considerably fewer rights – it is sometimes the case that the landlord might not know you're living there. Technically, this is not allowed and the landlord can end the lease without prior notice.





Make sure you have this cleared beforehand and that there is official confirmation for a sublease from the owners of the place (plus, you won't be able to register yourself in Berlin if you don't have written consent).

Perhaps the best option for students is the Wohngemeinschaft, where you would share a property with others, taking on equal responsibility and splitting costs between you.

These are very common within Berlin, and while some care is needed to ensure that you don't end up living with people that you can't get along with, they can be a fun and affordable option.

The European accommodation portal [WGGesucht.de](https://www.wggesucht.de) is a great free place to look for these, and local newspapers and community freesheets regularly advertise apartments and rooms.

Alternatively, you could sign up with one of the Mitwohonzentralen – accommodation agencies that specialise in filling rooms across the city, or even join and message the [BIMM Berlin Student Facebook group](#) to find others heading to the city who are looking for people to share with.

You can also search for other public groups to ask about flatshares etc, such as [Toytown Berlin](#).

Student Accommodation Providers

We have a number of partnerships with select accommodation providers, all within a short distance of our campus.

Let them know that you're studying with us, and they'll put you in touch with a member of their team who'll be looking after all BIMM related queries.

The Student Hotel

Perfect if you're looking for somewhere short term – you can stay for as little as one week, and it's in a great central location (in between Alexanderplatz and Jannowitzbrücke). It's also possible to register for an Anmeldung at this address, which will make your life a lot easier once you arrive here! Opened in late 2019, their facilities are up to date and have lots of additional benefits for guests.

BIMM Berlin has an agreement with The Student Hotel for a small number of discounted rooms for students, please follow instructions on page 17 of the accommodation guide.

www.thestudenthotel.com/berlin

+49 (0)160 966 44 006

Spotahome

With an innovative all-online approach to apartment rentals, you can find your new home in Berlin without leaving your sofa! Note that there's a service-fee attached for the use of Spotahome's platform, however with features including virtual tours of properties this may be useful when searching for accommodation before your arrival in Berlin.

www.spotahome.com

+49 (0)30 308 08 495

The House of Nations

With a building just twenty minutes away from BIMM Institute Berlin's home at the House of Music, the House of Nations provide modern student houses in locations across Berlin with all the amenities you could possibly need. This may offer you convenient flexibility to decide on living in an area of town that is more to your liking:

www.house-of-nations.de/en

+49 (0)30 49 10 220

BIMM Institute Berlin students who are residents at the House of Nations have provided the below testimonials that you may find useful:

“For those that value their own privacy, The House of Nations (Lichtenberg) provides their tenants with just that. Alongside other amenities such as a lounge and a shared laundry room, the en-suite apartment is well furnished and includes a kitchen as well. In terms of the dimensions, the apartment size is perfectly adequate for one person and can even host up to 3 people before becoming a bit compact. The building itself is conveniently located next to a REWE and a LIDL, both of which are 2-3 minutes away by foot, respectively. Moreover, the commute to school is simply a singular tram ride of around 17 minutes... the monthly rent is quite reasonable for the dimensions and facilities that it provides. Overall, I am quite satisfied with my stay here and I would highly recommend.”

“The room has everything that is necessary; it is spacious, has good lighting and I like its modern design. There is a lot of storage which is very useful. The location is also great, there are shops and restaurants right next to the building. It is very close to school, Alexanderplatz, etc and surrounded with pretty parks for all the nature lovers out there. The public transport is also good, however note you don't have a metro, only tram and bus.”

HousingAnywhere

HousingAnywhere is Europe's largest rental accommodation marketplace with the mission of making moving abroad easier by changing the way people find housing around the world. When it comes to international experience, it all starts with a room!

Through HousingAnywhere, you can safely book an accommodation offered by verified providers, ranging from private real estate owners to large-scale property managers.

Booking your new home on HousingAnywhere is 100% safe and scam-free thanks to a Secure Booking System: the first month's rent is paid to HousingAnywhere and will be transferred to the advertiser 48 hours after your move-in date, and only if the place corresponds exactly to what you agreed to book. Otherwise, you will be eligible for a full refund.

For more information, contact vip@housinganywhere.com

For signing up, visit www.housinganywhere.com/Berlin--Germany/BIMM-Berlin/sign-up

Erasmusu

Erasmusu is a community platform, with accommodation, courses and language programmes listed in major cities worldwide.

BIMM Institute students enjoy a 30% booking fee discount with Erasmusu, using the code 'BIMM30', and the team can help with any queries you have regarding your search:

bimminstitute@erasmusu.com

www.erasmusu.com

Nido Student

A new provider in Berlin, with multiple locations in Berlin and around Germany, Nido Student offer modern studio flats available for semester lets and long-stay.

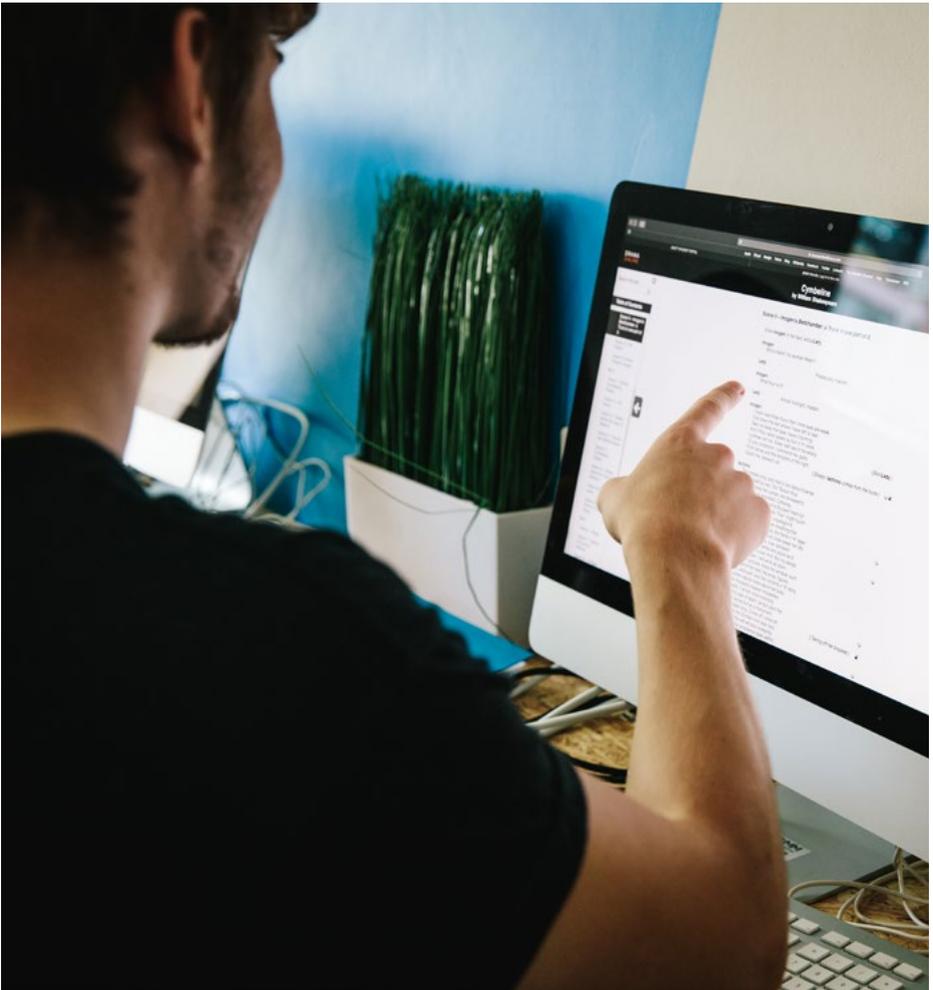
Nido Student's hand-picked locations ensure you're close to the city centre, and their fully furnished rooms mean that you're ready to move straight in. Some residences have social spaces to introduce you to new friends, experiences and opportunities. It's more than just a room. Nido Student is where lie-ins, lectures, lunches out, library time, and nights out create memories. Live your best student life with us.

www.nidostudent.de/en

FRENDZ Living

FRENDZ Living offer student and young-professional purpose accommodation in various locations in the centre of Berlin. Rooms are private, with modern amenities and a simple booking process guaranteed to cause minimum stress.

www.frendzliving.com/locations



BERLIN

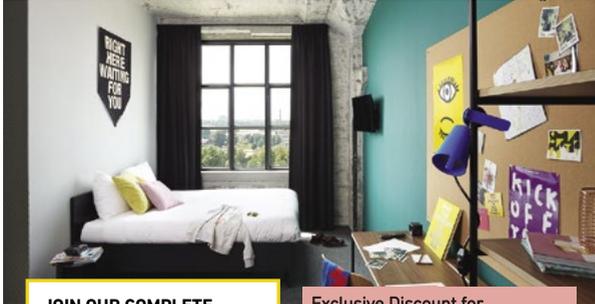
SEMESTER STAY FOR STUDENTS OF BIMM INSTITUTE BERLIN



SO, WHAT'S THE DEAL?

OUR ALL-INCLUSIVE, FULLY FURNISHED ROOMS INCLUDE:

- Large comfy bed
- Study desk
- Flat screen TV
- Private en-suite bathroom
- Shared kitchen
- Access to study and workspaces
- Fast free Wi-Fi
- Gym access, bike rental, free laundry facilities
- 24/7 reception and security
- Monthly housekeeping
- Game and chill out areas
- 1 free parents' night
- 3 free nights in our hotels across Europe



JOIN OUR COMPLETE CONNECTED COMMUNITY

Need a place to stay during your study in Berlin? We've got you covered! Whether you're in town for a semester, a full academic year or 12 months - our fully equipped student rooms, bold communal spaces and bustling community is at hand to help you learn, stay, work and play in style this sunny season - just minutes from all the action.

Exclusive Discount for BIMM Students

BOOKING COULDN'T BE EASIER!

1. Goto: <https://www.thestudenthotel.com/>
2. Select 'STAY', 'STUDENT' and the semester period will show up
3. Select 'BERLIN'
4. Use "Promocode"
5. Enter: PR-BIMM2021
6. Select your room
7. Complete booking



AN IDEAL LOCATION

- 15 min bike ride from BIMM Institute Berlin
- Metro station across the street
- 5 minutes walking from 'Alexanderplatz'

THE STUDENT EXPERIENCE, REIMAGINED



*T&Cs

Booking a room with us is subject to our Terms & Conditions & House Rules. Please read those carefully before booking. You may find them here: www.thestudenthotel.com/terms-conditions

FUN FACT: Did you know The Student Hotel also has student rooms in Amsterdam city, Amsterdam west, Barcelona, Eindhoven, Florence, Groningen, Maastricht, Paris, Rotterdam, The Hague and Vienna?

GOT A QUESTION? GET IN TOUCH

Email our reservations team at reservations@thestudenthotel.com or call +31 20 760 7575.



erasmusu



Rent your accommodation in advance and find out more about your new destination.

www.erasmusu.com

BIMM30

Choose only verified options and insert the promo code to get a 30% discount on the booking fee.

bimminstitute@erasmusu.com

Accommodation Providers and Letting Agencies

Student specific listings

AGENT	WEBSITE	TELEPHONE NUMBER
Easy Living	easy-living4u.de	+49 (0) 30 25 441 333
Uniplaces*	uniplaces.com/accommodation/berlin	+49 (0) 30 568 373 072
HousingAnywhere	housinganywhere.com/BIMM-Berlin/sign-up	+49 (0) 32 221 095 865

Please note that the following agents have not been visited or vetted by BIMM Berlin and you should therefore use them at your own risk.

* You can also email bookings@uniplaces.com. There is 20% discount on the service fee if you use the code UP20BIMM21 online.

General lettings

Berlin99 Property	berlin99.com	+49 (0) 30 94866863
Home Company	berlin.homecompany.de	+49 (0) 30 19445
Neon Wood	neonwood.com	+49 (0) 30 555 707 111
Staytoo	staytoo.de	+49 (0) 40 380224555
Spotahome	spotahome.com	+44 20 3808 6521
Home For Rent	homeforrent.de	+49 (0) 431 301 402 301
City Wohnen	city-wohnen.de	+49 (0) 30 194 30
Xpat Rentals	xpatrentals.com	+44 (0) 203 086 9905
Immonet.de	immonet.de	+49 (0) 40 347 28900
Coming Home	coming-home.org	+49 (0) 3021 79800
Null-Provision	null-provision.de	
Wohnungsmarkt	wohnungsmarkt24.de	
Immobilien Scout 24	immobilienscout24.de	
WG-Gesucht	wg-gesucht.de/en	0900 100 1315
House of Nations	www.house-of-nations.de/en	+49 (0)30 491 022 0
SMARTments	www.smartments-student.de	

Private lettings

Wohngemeinschaft	wohngemeinschaft.de
Erasmusu	erasmusu.com
WG	studenten-wg.de/Berlin.wg.html

Please note: Due to recent changes in Berlin local legislation regarding subletting private holiday and temporary apartments (private Ferienwohnungen, Airbnb etc) please be aware that this might affect some offers so it is best to enquire beforehand if the apartment has been registered.

Searching For a Flat

Number of rooms

Apartments in Berlin are categorised by the number of rooms, excluding the bathroom and the kitchen.

So, '1 Zimmer' would be a studio flat, plus a bathroom and kitchen, while '2 Zimmer' would refer to one bedroom, a sitting room, a bathroom and a kitchen.

It's also quite common to find apartments for rent without any built-in kitchen appliances: unless the property is advertised as having an Einbauküche (built-in kitchen) it may have only a sink and possibly a stove, so if you're keen on home-cooking you'll want to check this area carefully.

Charges

Note as well that two different rental prices will often be quoted on advertisements: Kaltmiete and Warmmiete.

Kaltmiete

Or also known as cold rent, refers to the cost of renting the property alone, with no extras, while

Warmmiete

Or also known as warm rent, normally includes any charges for communal spaces, heating and water (although not usually electricity or internet, unless stated otherwise).





House Viewings

Tips for viewing properties

- Take someone with you or let someone else know exactly where you're going when you go to visit a property, just to err on the side of caution.
- It's also a good idea to visit the area at night. If you do this, please ensure you stick to the point above and take someone with you.
- Make sure you and all your other housemates view the place. Don't take someone else's word that the property is right for you.
- Compare a range of different landlords and properties.
- Don't let landlords/agents pressure you - if you don't have a good feeling about it look for other options.
- When you go to view, take notes and photos, and use our checklist to make sure you don't miss anything.

What to look for at viewings

- Does the place look well maintained?
- Will it be warm enough?
- Will it be safe and secure?
- Does it have the space and facilities you need?
- Are the current tenants happy with the landlord?
- Is the property affordable and good value?
- Is the area suitable?

Extra fees to consider

- Drawing up contracts
- Administration charges
- Reference fees
- Inventory fees

What You Need To Know

Will I need to sign a contract to rent a room?

Most landlords/agents will ask you to sign a tenancy agreement. If you do not sign a tenancy agreement you choose to do so at your own risk. This is a legally binding document setting out each party's rights and responsibilities. By signing it, both you and the landlord have certain rights protected in law which can't be overwritten by the contract.

Before you sign, make sure you understand all the clauses, so there can be no nasty surprises after you've signed.

I've heard I have to register my accommodation - is that correct?

Everyone who wants to stay in Germany for longer than three months – including EU citizens – needs to register their residence (or Anmeldung) at an Einwohnermeldeamt (or registration office) within two weeks of moving in or face a fine. Alternatively, you can book an appointment for a later date through their online system within the two-week notice period and keep the booking receipt as proof.

Einwohnermeldeämter can be found within a Bürgeramt, or Citizen's Advice Office, of which there are many within Berlin, and registration requires a signature from your landlord or lettings agency.

Useful documents (i.e. Confirmation letter/Einzugsbestätigung) and a link to the booking system can be found www.service.berlin.de/dienstleistung/120686

Do I need to hold a German bank account?

While it is possible to transfer money from an international account to a German landlord, you may find your dealings are much easier if you hold a bank account within Germany, particularly if you're dealing with agents.

This is also ordinarily a requirement for passing a credit check, or SCHUFA Auskunft (see www.schufa.de/en home for further details) which you'll need to do if you intend to rent privately.

Do I need to pay a deposit?

Some landlords request one to two months' rent as a deposit; others the equivalent of three months – it shouldn't be more than this.

The money shouldn't be paid directly to the landlord but instead put into a joint savings book where, if no repairs or damages take place during your tenancy, it should be returned to you along with the interest it has gained when you return your keys.

Do I need a guarantor?

There are many documents that you need when renting in Berlin. You'll typically be asked for: an application form; copies of photo ID; proof of income (wage slips from the last three months); a letter from your previous landlord indicating that there is no rent outstanding; and your credit report (see previous point).

If you don't have one of these or have just arrived in Germany and have no reliable income, then it's best to have a friend or a relative as a guarantor. This will increase your chances of being given a contract.

Please be aware some letting agents aren't too keen on letting directly to students - in many cases they will ask the students parent(s) or guardian to rent the apartment and this should be noted. If in doubt, take a look at our House Hunting page to see exactly which documents you'll need.

What are the different types of lease?

A standard lease is between one tenant and the landlord, and lasts for an indefinite period of time. A temporary lease has an end date that will be stated from the start, and once this end date has been reached, the tenant must move out.



Visa Information, Health Insurance and C-19 (Covid) Advice & Guidance

Visa Information

The UK may have left the EU, but here at BIMM Institute, we are determined to keep our community of creative students as diverse and vibrant post-Brexit as always.

We are committed to being a friendly international community. And we want to make sure you have all the information you need about Brexit and how it affects you. Whether you're looking to study at BIMM Institute or are a current student, our **Brexit Information** page should help answer any questions you may have.

BIMM Institute is a British organisation, but our colleges in Germany are fully registered as a provider of academic degrees to our students, and also as an employer to our lecturers and support staff. We have worked hard to establish state-of-the-art facilities in the heart of Berlin and Hamburg and deliver industry-leading education to our students. In short, we are here to stay.

EU, Swiss or EEA students

If you are an EU, Swiss or EEA student, you can move to Germany and begin your studies at BIMM Institute without the need for a visa.

All you need to do is register with the local authorities within 2-weeks of your arrival to let them know you're here.

Non-EU or UK students

If you are a non-EU or UK student, you may need to apply for a visa to study at BIMM Institute. You can get immigration and visa support throughout your time with us – from when you apply to when you graduate.

Germany offers very positive terms for international students, including the right to work a certain number of hours per week during your studies, which could greatly help you engage with the music industry during the semester or holiday periods as well as have part-time employment to support your living costs.

Please contact your local German embassy for further information on how to apply for a visa. It should be noted the process can take several weeks so we recommend getting the process started as early as possible.

Further information on applying for a student visa, and a list of overseas German embassies, can be found [here](#).

Health Insurance

All students at BIMM Institute (including non-EU students since last year) are eligible for cover under TK insurance.

Health insurance is a legal requirement for all residents in Germany. TK (Techniker Krankenkasse) is a German public healthcare provider which offers, in addition to comprehensive medical services, a Welcome to Germany Service, which supports foreign students with an English-speaking team during their arrival in Germany.

Please find current information for students including monthly fees over [here](#).

For further information on how to register, please get in touch with Student Services studentsupportberlin@bimm-institute.de

C-19 (Covid) Advice & Guidance

BIMM Institute has a duty of care to all our students, lecturers and staff in and out of the classroom. We have a thorough hygiene concept and risk assessment for all activities; from onsite teaching to any offsite activities that our students may engage with during their studies. We also encourage all students to observe good hygiene, social distancing and self-isolating practice when going about their daily duties, for their own health and safety and that of others.

When you enrol at BIMM Institute, you will be issued with our internal hygiene and reporting policies so you are confident on what action needs to be taken if you believe you are at risk of C-19 or have had contact with someone else at risk.

If you plan to stay with a student-purpose accommodation provider, please check their policies when you move in, and if you're flat-sharing we encourage you to talk through good practice with your housemates, all so you can make the most of your study experience.



Which Legal Documents Will I Require?

1

If you're not already listed as a resident in Germany, please make this a priority as it's fairly tricky to do anything without your Anmeldung (registration – please see the glossary for more details). You must register at your local Einwohnermeldeamt or Bürgeramt (registration office) within 14 days of arrival – appointments can be made months in advance, so make sure you get this box ticked as soon as possible!

2

Take out a health insurance policy, or double check that your current provider is still effective abroad. It's a legal requirement to be insured in Germany and you can be hit with a hefty fine if you are not, so please make sure this is in order.

3

If applicable, you will need to ensure you have an up to date student visa. The BIMM Berlin admissions team are able to provide you with evidence stating that you are due to enrol as a student with us, which can be used to support your visa application. However, this can only be provided once we've received your signed contract and deposit payment – if you have any questions regarding this, please contact our admissions department directly at berlin@bimm-institute.de.

4

In order to make your life a little easier here, you might want to open a German bank account. Whilst it seems a little daunting, it's actually relatively easy – although you may want to bring a German speaking friend with you to your appointment if you're not too confident in this language! For this, you will most likely need the following:

- 1 – a valid government-issued photo ID or passport.
- 2 – confirmation of your registration (Anmeldung).
- 3 – a student ID, or a confirmation of studentship letter from BIMM.

There's always the option to open an online bank account, such as N26. Some of these online banks do not require an Anmeldung, and could be a good option when you first arrive.

It's always wise to get a SCHUFA (credit score) if you're looking to enter into any form of contract (for example, a rental agreement or phone plan). It's essentially a report stating that you have (or haven't!) paid all your bills on time. It's created as soon as you get an Anmeldung, and only applies within Germany – your credit score from your home country won't affect your SCHUFA here.

The easiest way to get hold of yours is to order a Schufa Bonitätsauskunft from www.meineschufa.de, although it can take a few weeks to be processed.



While it's of course not legally necessary, you may want to get a German SIM card for your phone in order to cut down on costs – you can get your service provider in your hometown to unlock your phone and allow another SIM card access for a relatively small fee.

Of course, different regions have different legal requirements, but at the time of printing all the information here is up to date. If you have any questions, we'd advise you to contact your local council or embassy to see if they need any additional documents.

What You Need To Know

Within shared accommodation, three options are available:

- One person assumes the role of the tenant, signing the lease with the landlord and taking on all responsibilities. They then sign a subtenancy agreement with the additional tenants.
- All or some of the tenants become head tenants, assuming the same obligations to the landlord.
- All tenants sign separate leases with the landlord to cover their own rooms.

What are the rules for ending a tenancy?

The usual notice period for both tenant and landlord in Berlin is three months. However, under German law, a tenancy can be terminated without notice if:

- The property is used consistently for non-agreed purposes
- The rent is unpaid for at least two months
- The tenant is consistently noisy or disturbs neighbours
- The letter of termination must be submitted to the landlord in the first 3 work days of a month. This can change if you are living in a student accommodation facility. Please read

your rent contract carefully and inform yourself about the termination process.

What are the landlord's responsibilities?

In general the landlord is responsible for:

- Heating and hot water installation
- Baths, sinks, basins and other sanitary installations
- The structure of the exterior of the property
- Repairs to and safety of gas and electrical appliances
- Ensuring that any furniture supplied meets fire resistant requirements

At the start of a tenancy, your landlord should provide you with an Übergabeprotokoll – a document that clarifies the condition of the property at that point, in order to protect you against unfair accusations when it ends.

Will I need to take out insurance?

Most agents and landlords will require you to take out third-party liability insurance (Haftpflicht) and/or contents insurance for the property.

Further questions

If you have any further questions about finding accommodation in Berlin, please don't hesitate to contact our Student Support Team: +49 (0)30 311 99 186 or by email at studentsupportberlin@bimminstitute.de



Glossary of Terms

Here's a list of some common words and phrases you might come across during your house hunt:

1- **Zimmer-Wohnung** - (1= ein)
this indicates a one-room or studio apartment

2- **Zimmer-Wohnung** - (2= zwei) - this means that there are two rooms within the apartment, excluding the kitchen and bathroom

3- **Zimmer Wohnung** - (3= drei) same as above, except there are three rather than two rooms excluding the kitchen and bathroom

Warmmiete - the cost of some or all bills is included in the rent, but be sure to double check this in your contract

Kaltmiete - bills are not included in your monthly rent

Einwohnermeldeamt/Bürgeramt
- registration office: this is where you'll have to go to register your new address. If you're not too confident with your German skills, we'd strongly recommend you bring someone who is with you.

Meldebescheinigung - registration certificate: upon moving to Berlin, you'll have to register your new address within a few weeks or pay a fine

WG/Wohngemeinschaft - shared apartment

Untermiete - sublet/subtenancy

Zwischenmiete - dual tenancy

Hauptmieter/Mieten - main renter (the person who holds the contract for the apartment)/ to rent

Nebenkosten - utilities

Möbliert - furnished

Unmöbliert - unfurnished

Kaution - deposit: generally speaking, landlords can request a deposit up to the value of three months rent, which will be returned to you when you move out providing everything is in order

Courtage - commission

Einbauküche/EBK - fitted kitchen

Mietvertrag - rental contract

Anmeldung - a compulsory registration document, stating where you live in Berlin and the date you moved in.

This must be obtained within a fortnight of your arrival in Berlin or you can face hefty fines, so we recommend you get your accommodation sorted before you arrive. You can register for an Anmeldung appointment at your local Rathaus (council office).

More information

For more helpful information on relocating to Germany, check out the below links provided by HousingAnywhere:

Registration in Berlin:
housinganywhere.com/Berlin--Germany/registration-in-berlin

Moving to Germany checklist:
housinganywhere.com/Germany/moving-to-germany-checklist

Cost of living in Berlin:
housinganywhere.com/Berlin--Germany/cost-of-living-berlin

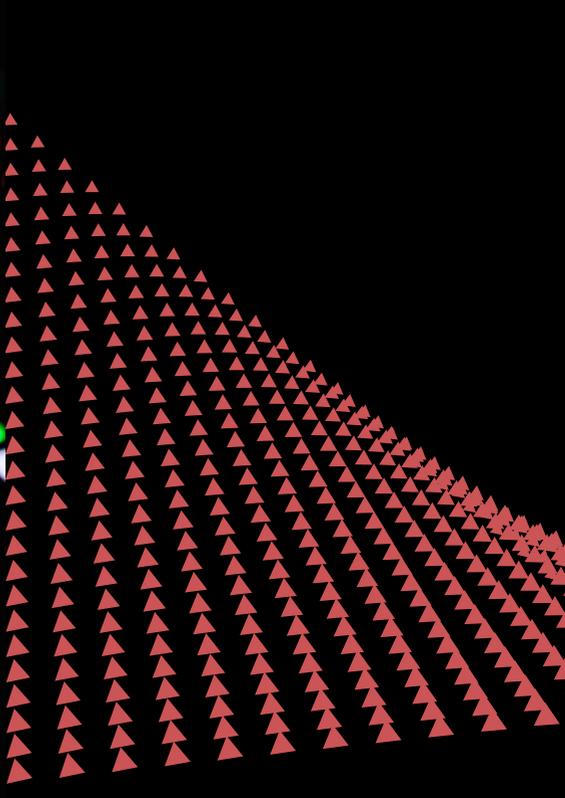
Tenant rights in Germany:
housinganywhere.com/Germany/tenant-rights-in-germany

Further useful information and accommodation listed on HousingAnywhere can be accessed here:

housinganywhere.com/Berlin--Germany/BIMM-Berlin/sign-up

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