

Accommodation in Frankfurt

This brochure should make your quest for affordable accommodation in Frankfurt easier. The Goethe Welcome Centre (GWC) is constantly checking all possibilities on the accommodation market in Frankfurt in order to provide you with a most complete picture of the situation here and the possibility to suggest one or two suitable accommodations to you.

Please note that the GWC accommodation services are only available for:

- newly-appointed professors and post-docs at GU
- visiting international researchers and scientists at GU
- fellows of the GO-IN programme
- PhD students with a GU employment contract

The GWC will be pleased to assist you in finding a suitable accommodation for the period of your stay in Frankfurt. It is our goal to make you feel comfortable in Frankfurt and to assure that you have a fruitful and successful stay at the Goethe-University. Knowing that the quest for accommodation may prove to be rather demanding and in order to facilitate your personal quest we would like to inform you about some issues and facts related to accommodation in Frankfurt.

Please be aware that it might be quite challenging to find an accommodation in Frankfurt and the prices are very high as Frankfurt is an attractive place for living, being an economically very busy city. However, the GWC provides the service of searching for a suitable accommodation free of charge and we do not receive any brokerage from third parties. It is our aim to give you appropriate accommodation offers; however, we cannot guarantee success.

Basically there are four possibilities to find a place to stay in Frankfurt:

1. A limited contingent of university guest house apartments is available for researchers from abroad. In order to make a booking, the reservation should be made very early as the University guest houses are usually booked out more than 9 to 12 months in advance.
2. There is a private accommodation market in Frankfurt. However, for three reasons it is very difficult to be successful on the private accommodation market:
 - a. landlords mostly will **not** rent out apartments **to someone they do not know**, i.e. when you are not in Frankfurt, it is very difficult to be chosen, especially as there are generally more than 50 people that react to interesting accommodation offers.
 - b. Landlords do **not** tend to rent apartments for **only a couple of months**: they are looking for someone who intends to rent an apartment on a permanent basis.
 - c. Most apartments offered on the private accommodation market are **not furnished**.
3. There is a large variety of hotels and inns available in Frankfurt. The prices vary between 80 and 300€ per night. Some of them you can book on a long term basis for cheaper rates.
4. The GWC regularly receives exclusive offers for accommodation. The GWC enters these offers into the GWC accommodation data base. If you want to make use of

this roomBase you may enter your accommodation request under the following link:
<https://www.gwc-accommodation.uni-frankfurt.de/formular.php>

5. Please be aware that it may be even more difficult to find an accommodation in Frankfurt when looking for more than a single apartment and rental costs in Frankfurt are rather high. In Germany, it is quite common that an average of 40% to 50% of the net salary is spent on accommodation. For a furnished flat, you generally should calculate around 500€ - 750€ for a single flat, 700€ - 900€ for a two room flat and 900€ - 1.700€ for a three room flat.

We would like to emphasize that the Goethe Welcome Centre cannot sign any contracts and that you are contractually fully responsible for any lease and any reservation we make on your behalf. Please be aware that it is generally not possible to cancel a reservation or only under very specific conditions. Therefore, you are fully responsible for expenses related to reservations even if you finally decide not to come to Frankfurt or to arrive later.

In many cases, especially when you intend to stay for more than six months, we recommend looking for a temporary accommodation for the first two or three months of your stay and we will assist you in finding a permanent accommodation once you are here.

Finally, please note that unfortunately the GWC only has limited capacities and resources in assisting to find an accommodation. Therefore, we can only provide one suitable offer for each request. Given the difficult situation regarding accommodation in Frankfurt we might not be able to comply with all requests that you might have. However, we will do our best to find an adequate and comfortable place for you during your stay in Frankfurt.

1. Private apartment offers through the GWC roomBase

Here, you will find recent private and mainly furnished apartment offerings. The GWC receives offers from private individuals, which we will gladly share upon inquiry. Nevertheless we cannot guarantee availability of these apartments, especially when trade shows are in taking place in Frankfurt. At these times, also hotels have different terms and conditions. Please **note that the minimum rental period for most of these apartments will be not less than three months.**

To receive an offer from GWC's data base please enter your research request into the following online form: <https://www.gwc-accommodation.uni-frankfurt.de/formular.php>

For any inquiries Mrs. Zinn (zinn@em.uni-frankfurt.de) will be glad to assist you.

2. The rental market

Entering the private rental market is another possibility for the apartment search. Rental advertisements can be found and placed in the internet or in the real estate section of daily newspapers such as the „Frankfurter Rundschau“ or „Frankfurter Allgemeine Zeitung“. You could post your own advertisement on the websites mentioned above, for example, or in local newspapers and on notice boards. Furthermore, you can enlist the help of a real estate agency to find accommodation. You should note, however, that in Germany it is usually the tenant/purchaser who pays the agent's commission.

Below you can find some real estate agencies that specialize in rooms/apartments for rent:

City-Residence GmbH
Hansaallee 2, D-60322 Frankfurt/M
Telephone: +49-(0)69-299 05 - 0
Telefax: +49-(0)69-299 05 - 353
Internet: www.city-mitwohnzentrale.de

Mitwohnzentrale Mainhattan
Fürstenbergerstr.145, D-60322 Frankfurt/M
Telephone: +49-(0)69-597 5561
Telefax: +49-(0)69-95502545
Internet: www.mitwohnzentrale-mainhattan.de

HomeCompany Mitwohnzentrale GbR
Bergerstraße 27, D-60316 Frankfurt am Main
Telephone: +49-(0)69-19445
Telefax: +49-(0)69-4 90 90 97
Internet: <http://frankfurt.homecompany.de>
E-Mail: frankfurt@homecompany.de
Office Hours: Mon.-Fri. 9 a.m.-1 p.m., 2 p.m.- 6 p.m., Sat. 10 a.m.- 2 p.m.

Below some more online links for the private real estate market in Germany:

- www.immowelt.de (real estate research in Germany)
- www.wohnung-mieten.de
- www.immonet.de
- www.zimmerkartei.de
- www.immozentral.com
- www.immobilienscout24.de
- www.nestoria.de
- www.wohnung-jetzt.de
- www.wohnungsboerse.net/ (private rentals without commission)
- www.wimdu.de
- www.the-flag-frankfurt.de (privat upscale rentals in Frankfurt)
- www.wg-gesucht.de
- www.fewo-direkt.de
- www.likibu.de/
- www.wg-gesucht.de/en/

Apartment swaps:

- <http://SabbaticalHomes.com> (apartment swaps among academics)
- www.homeexchange.com
- <http://homeforswap.com>

3. Information on rental contracts

Before moving into an apartment you usually set up a rental lease with your future landlord. By signing it you enter into a legally binding agreement and should therefore read it carefully before signing, including the fine print. Purely verbal rental agreements are rather uncommon in Germany.

The lease should include the following information: basic monthly rental charge not including monthly additional costs such as garbage removal, water, taxes and, in some cases, heating and hot water (*Kaltmiete*), monthly additional costs (*Nebenkosten*), starting date and duration of the rental period (in the case of fixed-term leases), term of notice for open-ended contracts (usually 3 months), the tenant's rights of use (basement, common areas, garden etc.), possible obligatory renovations before moving out (professional carpet cleaning, painting etc). Any existing deficiencies in the flat should also be noted so that you will not be held responsible when moving out. According to German legislation, it is permissible to keep small pets (guinea pigs, caged birds, rabbits and hamsters), cats or dogs, you should discuss it with your landlord in advance. Some landlords will agree to terminate the tenancy before the term of notice runs out if you are able to provide a new tenant in time. If anything in your lease strikes you as strange or unusual, do not hesitate to consult the Goethe Welcome Centre.

Security Deposit

It is common in Germany for a landlord to ask for 1 or 2 months' rent as a security deposit. The money is put in a savings account for you and is paid back in full when you move out unless you have caused any damage in the apartment or have not fully paid your rent. The maximum permissible deposit is three months rent.

Before moving in you usually fix an appointment with your landlord to receive the keys.

4. Guest Houses of Goethe University

The GWC has a total number of 41 furnished rooms/apartments for the accommodation of guest scholars coming from abroad at its disposal. Since capacities of these guest houses are limited, it would be in your own interest to contact your mentoring professor at Goethe University as soon as possible. Your mentoring professor should contact the person responsible for guest accommodation at the Goethe Welcome Centre (Mrs. de Porras, porras@em.uni-frankfurt.de).

Guest House Beethovenstr. 36

This guest house is property of Goethe University and has over 19 furnished rooms and apartments available. The minimum renting period is one month, the maximum one year.

www.uni-frankfurt.de/english/international/in/lecturers/accommodation/beethovenst/index.html

Guest House Ditmarstr. 4 and Guest House Frauenlobstr. 1

Both guest houses are located geographically very close to each other. These properties belong to the *Stiftung zur Förderung der internationalen wissenschaftlichen Beziehungen der J.W. Goethe-Universität*, a foundation promoting scientific exchange. They have more than 22 furnished apartments. The minimum renting period is one month, the maximum one year.

www.uni-frankfurt.de/english/international/in/lecturers/accommodation/ditmarstr/index.html

Goethe University also offers two more guest houses not run by the GWC:

The newly designed guest-house of the **Institute for Advanced Studies in the Humanities** at Goethe University in Bad Homburg, is ready for short- and long-term visits of guest scientists. The 2- and 3-room-apartments, some of them with terrace or balcony, are suitable for a single person as well as for a family. The fortnightly cleaning and a laundry-service are offered to our guests.

www.forschungskolleg-humanwissenschaften.de

www.uni-frankfurt.de/international/doku/gastwiss/Gaestehaus_Forschungskolleg.pdf

The **Villa Giersch** accommodates international researchers of the „FIAS - Frankfurt Institute for Advanced Studies“ and their families in eight luxurious apartments.

www.stiftung-giersch.de/#/Villa_Giersch

6. Hotels, pensions and hostels

A range of various accommodation options is available for shorter stays in Frankfurt when looking for longer-term or permanent accommodation. The following contains information on hotels, boarding houses, and inns.

Hotels: www.hrs.de/frankfurt

Private accommodation for visitors of trade fairs: www.messezimmer.com

Hostels:

Haus der Jugend Frankfurt
Deutschherrnufer 12, D-60594 Frankfurt
Telephone: +49-(0)69-6100150
Internet: www.jugendherberge-frankfurt.de
E-Mail: jugendherberge_frankfurt@t-online.de

Frankfurt Hostel
Kaiserstraße 74
60329 Frankfurt am Main
Tel: + 49-(0)69-2475130
Internet: www.frankfurt-hostel.com

United Hostel Frankfurt
Kaiserstraße 52
60329 Frankfurt am Main
Tel.: +49 (0) 69/25 66 78 00 0
Fax: +49 (0) 69/25 66 78 00 8
E-Mail: info@united-hostel-frankfurt.com
Internet: <http://www.united-hostel-frankfurt.com>

Five Elements Hostel
Moselstraße 40
60329 Frankfurt am Main
Tel.: +49 (0) 69/24 00 58 85
Fax: +49 (0) 69/24 24 69 55
E-Mail: welcome@5elements hostel.de
Internet: www.5elements hostel.de

7. List of abbreviations for the accommodation search

If you want to search for accommodation in Germany privately you will discover that advertisements contain a lot of abbreviations. To help you search more efficiently we have compiled a list of most common abbreviations:

| | | |
|----------------------|--------------------------|--|
| 2-Zi-Whg | 2-Zimmer-Wohnung | 2-room apartment |
| Abstellk | Abstellkammer | store room |
| Blk / Balk. | Balkon | balcony |
| DG | Dachgeschoss | under the roof/ attic rooms |
| D | Diele | hall |
| DU | Dusche | shower |
| EBK | Einbauküche | fi tted kitchen |
| EFH | Einfamilienhaus | single family house |
| EG | Erdgeschoss | ground fl oor |
| EB | Erstbezug | fi rst tenancy |
| G-WC | Gäste-WC | separate toilet for guests |
| HK | Heizkosten | heating costs |
| HH | Hochhaus | high-rise building |
| KM | Kaltmiete | rent excl. utilities costs such as heating, cable TV, cleaning of communal areas, waste removal etc. |
| Kaution | deposit | |
| Keine zusätzl. Prov. | no additional commission | |
| KDB | Küche, Diele, Bad | kitchen, hall, bathroom |
| MM | Monatsmiete | monthly rent |
| NK / NBK | Nebenkosten | additional costs such as heating, cable TV, cleaning of shared areas, waste removal etc. |
| NR | Nichtraucher | non-smoker |
| OG | Obergeschoss | top floor |
| RH | Reihenhaus | terraced house |
| Stellpl. | Stellplatz | parking space |
| TG | Tiefgarage | underground parking |
| TL | Tageslicht | bathroom with natural light |
| warm/WM | Warmmiete | Rent may incl. all utility costs such as heating, cleaning of communal areas, waste removal etc. |
| Wfl . | Wohnfl äche | floor area |
| WG | Wohngemeinschaft | shared accommodation |
| WK | Wohnküche | open-plan kitchen |
| ZH | Zentralheizung | central heating |

Contact:

Mrs. Isabelle de Porras

Accommodation Officer (Guest Houses)
Goethe Welcome Centre (on **Campus Westend**)

E-mail: porras@em.uni-frankfurt.de

Telephone: +49-(0)69-798-17193

Mrs. Gabriele Zinn

Accommodation Officer (GWC's accommodation data base)
Goethe Welcome Centre (on **Campus Riedberg**)

E-mail: zinn@em.uni-frankfurt.de

Telephone: +49-(0)69-798-29863