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Accommodation for doctoral candidates in Frankfurt

The following brochure should make your quest for affordable accommodation in Frankfurt easier.

Please note that the Goethe Welcome Centre (GWC) is not able to provide any accommodation and there are no university guest apartments or guest houses available for PhD students. However, we are constantly checking all possibilities on the accommodation market in Frankfurt in order to provide you with a most complete picture of the situation here.

The GWC will be pleased to provide you with all necessary information for a successful search for a suitable accommodation 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. Do consider apartments in Frankfurt's surrounding as well.

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

1. There is a private accommodation market in Frankfurt. However, for three reasons it might be difficult to be successful on the private accommodation market:
 - a. landlords mostly will **not** rent out apartments **to someone they have not seen in person**, 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 long term basis.
 - c. Most apartments offered on the private accommodation market are **not furnished**.
2. There is a large variety of hotels and inns available in Frankfurt. The prices vary between 80 and 300€ per night. You can book some of them on a long term basis for cheaper rates.

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 compared to other cities in Hessen. In Germany, it is quite common that an average of 40% to 50% of the net salary is spent on accommodation. Generally, you should calculate around 500€ - 700€ for a single flat, 600€ - 950€ for a two room flat and 750€ - 1.400€ for a three room flat.

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.

1. The rental market

Entering the private rental market is one possibility for the apartment search.

Please find the link to the housing **initiative** of universities and students councils in the Rhein-Main area, the cities of Frankfurt and Offenbach and the Studentenwerk Frankfurt:

<http://www.wohnraum-gesucht.de>

Please find the link to the housing **initiative** of Wohnrauminitiative Frankfurt e.V.:

<https://wif-ev.org/>

Furthermore, rental advertisements can be found and placed in the internet or in the **real estate section of daily newspapers** such as the „Frankfurter Rundschau“ (www.fr-online.de) or „Frankfurter Allgemeine Zeitung“ (www.faz.net). You could for example post your own advertisement on the websites mentioned above or in local newspapers and on notice boards. Furthermore, you can enlist the help of a real estate agency to find accommodation.

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

City Living

Bornheimer Landstr. 44, D-60316 Frankfurt am Main

Telephone: +49-(0)69-48 00 24 16

Telefax: +49-(0)69-48 00 24 18

Internet: www.city-living.de

E-Mail: info@city-living.de

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

E-Mail: Frankfurt@city-residence.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

E-Mail: info@mitwohnzentrale-mainhattan.de

HomeCompany Mitwohnzentrale GbR

Sandweg 63, D-60316 Frankfurt am Main

Telephone: +49-(0)69-19445

Telefax: +49-(0)69-25787922

Internet: <http://frankfurt.homecompany.de>

E-Mail: frankfurt@homecompany.de

Home For Times

Elefantengasse 19, D-60313 Frankfurt am Main

Telephone: +49-(0)69-24 24 70 95

Internet: www.homefortimes.de

E-Mail: info@homefortimes.de

WohnRaumAgentur

Voltastrasse 76, D-60486 Frankfurt am Main

Telephone: +49-(0)69-71 91 23 - 0

Telefax: +49-(0)69-71 91 23 – 23

Internet: <http://www.wohnraumagentur.de>

E-Mail: frankfurt@wohnraumagentur.de

9 Flats GmbH

Hongkongstraße 7, D-20457 Hamburg

Telefon: +49 (0)30-983216799

Internet: www.9flats.com

E-Mail: info@9flats.com

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

- www.easywg.de
- www.immowelt.de (real estate research in Germany)
- www.immonet.de
- www.immozentral.com
- www.immobilienscout24.de
- www.nestoria.de
- www.wohnung-jetzt.de (private rentals without commission)
- www.wohnung-mieten.de
- www.wohngemeinschaft.de
- www.zwischenmiete.de
- www.wg-gesucht.de/en/

Holiday homes:

- www.fewo-direkt.de
- www.wimdu.de
- www.zimmerkartei.de

Serviced apartments:

- www.the-flag-frankfurt.de
- www.bed-and-brains.de

Apartment swaps:

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

2. 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.

3. 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

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 Central Hostel
Mainzer Landstraße 341
60326 Frankfurt am Main
Telephone: +49-(0)69-87203908
Internet: <http://www.frankfurt-central-hostel.com/>

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

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

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

A&O Hostels Frankfurt Galluswarte
Mainzer Landstraße 226-230
60327 Frankfurt
Telephone: +49-(0)69 269 150 - 3400
Internet: <https://www.aohostels.com/de/frankfurt/>

3. Student dorms

Studentenwerk Frankfurt – Dorms:

-PhD students are generally excluded from all dorms run by the Studentenwerk Frankfurt.

Bauverein Katholische Studentenheime – Dernbach Haus:

-PhD students are accepted with restrictions
-25 rooms for PhD students and exam candidates; common kitchen and bath rooms
-Inhabitants have to be enrolled and must not be over 29 of age
-Occupancy up to four years (as well longer, when doctoral status continues)
-Further information: <http://www.bauverein-frankfurt.de/index.php/studentenwohnheime/dernbach-haus-dbh>

Student dorms of Protestant church – Susanna-von-Klettenberg-Haus:

-PhD students are accepted with restrictions
-Age limit of 29
-Further information: <http://www.ev-studentenwohnheime.de/37.html>

Martin-Luther-King-Haus:

- PhD students can apply
- Have to be enrolled as PhD students
- Further information: <http://www.mlk-studentenwohnheim.de/>

Frankfurt School of Finance and Management – Student dorms:

- Information: http://www.frankfurt-school.de/content/de/who_we_are/accommodation.html

GWH Studentenwohnheime – Studentenwohnanlage Ben-Gurion-Ring:

- Applicants have to be enrolled
- no restrictions with regard to age or number of semesters
- Further information: <http://www.gwh.de/mieten/studentenwohnanlagen/frankfurt-nieder-eschbach.html>

Schneider Bau GmbH – Student dorms Campus Riedberg:

- PhD students can apply, as long as they are enrolled
- Further information: <http://www.schneider-bau.com/projekt/studentenwohnheim-auf-dem-campus-riedberg>

Wohnrauminitiative Frankfurt e.V.:

- Application for PhD students possible; final choice by „Casting“
- Further information: <http://wif-ev.org/>

4. 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



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