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Accommodation for doctoral candidates in Frankfurt

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

The GWC will be pleased to provide you with all necessary information for a successful accommodation search 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 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 flat shares 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. For hostels, prices may be considerably cheaper, starting at about 30€ for a private room, and 11€ for a bed in a dorm.

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 (in German):

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

Furthermore, rental advertisements can be found and placed in the internet. You could for example post your own advertisement on the websites mentioned above or on notice boards. Furthermore, you can enlist the help of a real estate agency to find accommodation.

Flat shares

If you are looking for a single room, you may consider moving into a flat share (*Wohngemeinschaft*, or, simply *WG*). Oftentimes, there may be more economic alternatives to be found in flat shares. The most used platform for this purpose is www.wg-gesucht.de/en/.

You will find offers both in German and English and may contact them directly via the platform. Even when the offer is in German, users are usually open for English speaking requests. You can also post a search request on the platform that can be accessed by other users who are looking for a flat mate.

When contacting offers, it is common to introduce yourself (age, occupation, leisure time activities, etc.) and your preferences for a shared living (for example, concerning smoking, pets, common activities). Generally, the communication is much more informal and personal when searching for a flat share.

Please be aware that due to the high number of requests, many users may not respond to all requests. Once you hear back from a person, they will invite you to visit the flat. You can also suggest an online meeting & tour.

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

- 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.wg-gesucht.de/en/ (flatshares)
- <https://housinganywhere.com/>

There is a useful **Telegram group** for flat shares and apartments in the Frankfurt & Offenbach area, also including short-term sublets. You can join by using this link (t.me/joinchat/RkTIIs9FfQiB0mHCV) and contact offers or post your own request. (Please be aware that many offers are in German. However, users are usually open for English-speaking requests.)

Otherwise, you may consider:

Holiday homes:

- www.wimdu.de
- www.fewo-direkt.de (available in German & French)

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>



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

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

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-residence.de/
E-Mail: Frankfurt@city-residence.de

HomeCompany Mitwohnzentrale GbR

Sandweg 63, D-60316 Frankfurt am Main
Telephone: +49-(0)69-19445
Telefax: +49-(0)69-25787922
Internet: www.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

9 Flats GmbH

Hongkongstraße 7, D-20457 Hamburg
Telefon: +49 (0)30-983216799
Internet: www.9flats.com
E-Mail: info@9flats.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 permitted to keep small pets (guinea pigs, caged birds, rabbits, and hamsters). If you would like to keep 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 property owner to ask for one or two 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/hotel/
www.booking.com

Hostels:

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



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

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

A&O Hostels Frankfurt Galluswarte
Mainzer Landstraße 226-230
60327 Frankfurt
Phone: +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: (! currently undergoing renovation – available in summer/winter 2022)

- PhD students are accepted with restrictions
- 25 rooms for PhD students and exam candidates; common kitchen and bathrooms
- Inhabitants have to be enrolled and must not be above 29 of age.
- Occupancy up to four years (or longer, if doctoral status continues)
- Further information: www.bauverein-frankfurt.de/index.php

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://wp.foerderungswerk.eu/370-2/>

Frankfurt School of Finance and Management – Student dorms:

- Information: www.frankfurt-school.de/en/home/about/campus/dorms

GWH Studentenwohnheime – Studentenwohnanlage Ben-Gurion-Ring:

- Applicants have to be enrolled
- no restrictions with regard to age or number of semesters
- Further information: www.gwh.de

Schneider Bau GmbH – Student dorms Campus Riedberg:

- PhD students can apply, as long as they are enrolled
- Further information: www.schneider-bau.com/studentenwohnungen

Wohnrauminitiative Frankfurt e.V.:

- Application for PhD students possible; contact via email or telephone
- Further information: <http://wif-ev.org/>

Please be aware that the information on the student dorm websites is mostly in German. However, you may reach out to them via email or telephone for inquiries.

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	fitted kitchen
EFH	Einfamilienhaus	single family house
EG	Erdgeschoss	ground floor
EB	Erstbezug	first 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.	Wohnfläche	floor area
WG	Wohngemeinschaft	shared accommodation
WK	Wohnküche	open-plan kitchen
ZH	Zentralheizung	central heating

Contact:

Email: welcome_PhD@uni-frankfurt.de