

Accommodation in Frankfurt

This brochure aims to 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 to provide you with a most complete picture of the situation here and to suggest suitable accommodation 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 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 accommodation in Frankfurt and the prices are very high as Frankfurt is an attractive place to live and an economically very busy city. The GWC provides its services in search for a suitable accommodation free of charge. 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. 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 applying for 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. For hostels, prices may be considerably cheaper, starting at about 30€ for a private room, and 11€ for a bed in a dorm.
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 550€ - 750€ for a single flat, 750€ - 950€ for a two-room flat and 1000€ - 1.900€ 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 supporting to find an accommodation.

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 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 Ms. 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 on a number of online platforms (see websites listed below). 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
Phone: +49-(0)69-299 05 - 0
Website: www.city-residence.de
Office Hours: Mon - Fr 9 a.m. – 5 p.m.

HomeCompany Mitwohnzentrale GbR
Bergerstraße 27, D-60316 Frankfurt am Main

Phone: +49-(0)69-19445

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

Email: frankfurt@homecompany.de

Office Hours: Mon - Fr 9 a.m. – 1 p.m. and 2 p.m. – 6 p.m.

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

- www.wohnungsboerse.net/ (private rentals without commission)
- www.wohnung-jetzt.de
- www.immowelt.de (real estate research in Germany)
- www.immozentral.com
- www.immobilienscout24.de
- www.immonet.de
- www.nestoria.de
- www.wg-gesucht.de/en/ (flatshares)
- <https://housinganywhere.com/>
- www.the-flag-frankfurt.de (privat upscale rentals in Frankfurt)

Apartment swaps:

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

Holiday homes:

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

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.)

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 administers a total number of 41 furnished rooms/apartments to accommodate guest scholars coming from abroad. Since capacities of these guest houses are limited, it would be in your own interest to contact the guest accommodation officer at GWC once your arrival date is fix: 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/beethovens/index.html

Guest House Ditmarstr. 4 and Guest House Frauenlobstr. 1

These two guest houses are located geographically very close to each other. They belong to the *Stiftung zur Förderung der internationalen wissenschaftlichen Beziehungen der J.W. Goethe-Universität*, a foundation promoting international scientific exchange at Goethe University. 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 administered by the GWC:

The 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 while looking for longer-term or permanent accommodation:

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
Phone: +49-(0)69-6100150
Website: www.jugendherberge-frankfurt.de/en
E-Mail: jugendherberge_frankfurt@t-online.de

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

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

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

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	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	living area
WG	Wohngemeinschaft	shared accommodation
WK	Wohnküche	open-plan kitchen
ZH	Zentralheizung	central heating

Contact:

Ms. Isabelle de Porras

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

Email: porras@em.uni-frankfurt.de

Phone: +49 (0)69 798 17193

Ms. Gabriele Zinn

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

Email: zinn@em.uni-frankfurt.de

Phone: +49 (0)69 798 29863