

Off-post rental 101: Some helpful hints to help you find your future home

- In Germany, the size of a property is measured in m² (square meters): 1 m² = 10.8 sq.ft. (Quick tip: square meters x 10 = approx. square footage: 75 m² x 10 = 750 sq.ft.)
- The number of rooms indicates the actual number of rooms, NOT bedrooms. A 1-Zimmer Wohnung roughly translates into a studio apartment. A 2-Zimmer consists usually of one bedroom and one living room. Kitchen and bathroom are counted separately.
- Although things are changing, be prepared that many houses and apartments come without kitchens and lights. There may not be kitchen cabinets, a refrigerator, oven or sink, just a bare room with water connections. "Einbauküche" means a kitchen is included. You can get lights and kitchen appliances from the Housing Office (09802-83-2965).
- Most rentals require a 'Kaution' (a security deposit) which is usually 2 or 3 months' rent.
- "Nebenkosten" refers to utility costs, like electricity, water, etc, and is listed separately as an estimate.

Remember: the Housing Office will be able to help you call and negotiate with prospective landlords and arrange appointments (Tel: 09802-83-2982/2043)

Example of a German Housing Ad:

3-Zi.-Whg., AN

ca. 90 m² Wfl., DG, Balkon, 440,- EUR KM + NK.

2 Bedroom Apartment, Ansbach, approx. 900 sq.ft., top floor, balcony, Euro 440,- + utilities.

3-Zi.-Whg., in Herrieden

85 m², gr. Balk., Gara., Miete 498,- EUR + NK

2 Bedroom Apartment in Herrieden, 850 sq.ft., large balcony, garage, rent Euro 498,- + utilities

Some useful words to help you make sense of the German listings:

Ca. = circa	approximately
1-Zi. = 1 Zimmer	one room, usually a studio apartment
3-Zimmer	3 rooms: usually 2 bedrooms, 1 living room
Haus	House
Whg. = Wohnung	Apartment
ETW = Etagenwohnung	Apartment, usually located on upper floors

EFH = Einfamilienhaus	Single Family Home
RH = Reihenhaushaus	Townhouse
Möbl. = möbliert	furnished
Du = Dusche	Shower
WC	Water closet
EBK = Einbauküche	Built-in kitchen
Kü. = Küche	Kitchen, this does not necessarily mean that the place has a 'built-in' kitchen but it has a room classified as a kitchen
Balk. = Balkon	Balcony
Terr. = Terrasse	Terrace/porch
Garten	Garden
k. Balk. = kein Balkon	no balcony
gr. = gross	large
Ab sofort	available immediately
Ab 10.09.	available Oct 09
Parkett(boden)	Parquet flooring
o. Auf. = ohne Aufzug	no elevator
Auf. = Aufzug	elevator
DG = Dachgeschoss	Top floor of a multiple family home (under the roof)
EG = Erdgeschoss	literally, ground floor: 1 st floor
1.OG = 1. Obergeschoss	1 st upper floor - NOTE: In the States this is the 2 nd floor
KM = Kaltmiete	Rent 'cold', without any utilities
WM = Warmmiete	Rent 'warm', usually incl. some utilities such as heat, CHECK WHAT IS NOT INCLUDED
NK = Nebenkosten	Utilities
Strom	Power
Zu verm.= zu vermieten	for rent
Garage	Garage
PKW-Stellp. = PKW-Stellplatz	Parking space (usually outside)
Keller	Basement
Kelleranteil	Separate storage space in basement (usually for apartments)
Komplett ren. = komplett renoviert	completely renovated/remodeled
ZH = Zentralheizung	central heating
Kaution	Security deposit, usually 2 or 3 months' rent
Provision	Agent's fee
Provisionsfrei	No Agent's fee
Von privat (v. priv.)	private landlord
Miete	rent