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Apartment Hunting — How to Find Housing in Germany

A comprehensive guide to finding an apartment in Germany, covering the best online platforms, required documents, tips to increase your chances, and common scams to avoid.

Deutsche Begriffe: Wohnungssuche | Wohnungsbesichtigung | Selbstauskunft | Schufa | Mietschuldenfreiheitsbescheinigung

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Where to Search?

Online Portals (most popular):

- **ImmoScout24** — the largest
- **Immowelt**
- **eBay Kleinanzeigen**
- **WG-Gesucht** — rooms and shared apartments

Other Methods:

- Facebook groups (e.g., "Wohnung Hamburg")
- Ads in local newspapers
- Notices in supermarkets
- Building superintendents (Hausmeister)

What Documents to Prepare?

1. **Selbstauskunft** — personal information form
2. **Schufa-Auskunft** — credit report (order at meineschufa.de)
3. **Gehaltsnachweise** — last 3 payslips
4. **Mietschuldenfreiheitsbescheinigung** — certificate from previous landlord
5. **ID/Passport copies**
6. **Arbeitsvertrag** — employment contract copy

How to Increase Your Chances?

- **Speed** — respond within hours
- **Complete documents** — bring everything to the apartment viewing
- **Good impression** — be punctual and well-groomed
- **Short motivation letter** — write who you are and what you do

What to Watch Out For?

⚠ **SCAMS:**

- Never pay before seeing the apartment
- Don't send money abroad
- Don't share bank details via email
- If the price is too low — it's suspicious

How Much Does an Apartment Cost?

| City | Cold rent per m ² |
|-----------|------------------------------|
| Hamburg | 13-18€ |
| Berlin | 12-17€ |
| München | 18-25€ |
| Frankfurt | 15-20€ |
| Köln | 12-16€ |

Rule: Rent should not exceed 30% of net income

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