

FAQs for international students renting a room in Germany (including check list)

1. Do I have to sign a lease agreement?

Yes, a written lease agreement is necessary. Read it carefully before signing. Pay particular attention to details regarding rent, utilities, security deposit, notice period, and house rules. Make sure to get a copy.

2. What does “statutory notice period” mean?

For open-ended lease agreements, tenants are typically subject to a three-month notice period ending at the end of the month. Notice of termination must be given in writing (preferably by signed letter). For fixed-term leases, termination is usually not possible without further ado.

3. How much is the standard security deposit?

The landlord may charge a security deposit of up to three months’ net rent. After you move out, you will get your security deposit back, provided there is no damage or outstanding rent.

4. What should I keep in mind when the keys are handed over?

When you move in, you should inspect the room or apartment thoroughly. It’s best to draw up a move-in inspection report together with the landlord, noting any defects (e.g., scratches, broken appliances). Take photos as proof.

5. What should I keep in mind when returning the keys?

Before moving out, the room should be handed over in a clean and tidy condition. If any new damage has occurred, the landlord may deduct the repair costs from the security deposit. It is also advisable to draw up a handover report in this case.

6. What should I do if there are defects or damage during the lease term?

Report defects immediately in writing (by email or letter) to the landlord. Only if you report the defect in a timely manner can the landlord take action, and you remain legally protected.

7. What should I pay special attention to?

- Get receipts for rent payments or pay by bank transfer, not in cash.
- Read utility bills carefully.
- Rooms must be ventilated and maintained regularly to prevent mold.
- Do not sublet without the landlord’s permission.



During the tour

- ☐ Check the condition of the room (walls, furniture, floor)
- ☐ Take a look at the kitchen and bathroom
- ☐ Test the heating, water, and electricity
- ☐ Ask about utility costs (including internet?)
- ☐ Clarify the house rules



Lease Agreement

- ☐ Read and understand the entire lease agreement
- ☐ Check the lease term (fixed-term/open-ended)
- ☐ Check the notice period (usually 3 months)
- ☐ Check the rent amount and utility costs
- ☐ Do not sign anything that is unclear



Security deposit

- ☐ Check the amount (typically: 2–3 months' base rent)
- ☐ Clarify the payment method
- ☐ Keep proof of payment



Move-in

- ☐ Create a move-out inspection report
- ☐ Take photos of the property's condition
- ☐ Check the number of keys
- ☐ Report any defects immediately



During the rental period

- ☐ Pay rent on time
- ☐ Follow the house rules
- ☐ Report any damage immediately
- ☐ Take good care of your room (air it, clean it regularly)



Termination

- ☐ Submit your notice of termination in writing
- ☐ Meet the notice period (usually 3 months)
- ☐ Obtain confirmation from the landlord



Handover

- ☐ Hand over the room in a clean condition
- ☐ Prepare the handover report
- ☐ Return all keys
- ☐ Request a refund of the security deposit