



Rental Cost Scheme (Apartments)

Net Rent (“Nettokaltmiete”):

Usual monthly payment to the landlord

- Expect an average price of 8-9 € per m²
- Expect for a small apartments with up to 30 m² rather an average price of 10-11 € per m²
- The maximum Security Deposit is three times your net rent
- The maximum commission for the real estate agent is two times your net rent + 38% VAT
 - In 2015, new legislation was enacted, under the german word “Bestellerprinzip”. When you rent an apartment, you only have to pay the commission in case that you have assigned the real estate agent to search for you. Prior to the new legislation, it have been the landlords who assigned the agents, but it was the tenant who had to pay the fee. This is no longer permissible.

+ Utility costs (“Nebenkosten/Betriebskosten”)
= **Gross Rent excluding heating costs**

Usual monthly amount payed to the landlord in advance with annual billing (proportionate charges depending on total costs and living space)

- Real estate tax
- Garbage collection
- Building insurance
- Lighting of building

Depending on your apartment:

- Elevator/lift
- Cleaning of staircase
- Cleaning of street and pavement
- Garden maintenance
- Caretaker

+ Amount depending on consumption
= **Gross Rent including heating and other service charges**

Usual monthly amount payed to the landlord or provider in advance with annual billing (amount depending on consumption)

- Heating
- Heating of warm water
- Gas

Additional utility costs

Usual monthly amount payed directly to the provider, possibly with monthly advance payment and annual billing:

- Water
- Sewage
- Electricity
- Telephone
- Internet