

10 handy tips for a successful home search

1. Whoever starts an apartment search should explore the districts, i.e. start an orientation tour. Tips from colleagues or acquaintances should be critically questioned, because they often have different perceptions
2. As soon as the criteria for the apartment search are fixed, the search interval, (e.g. maximum rent or square metres) should always apply +/- 10%. Otherwise you can miss many good opportunities
3. Attractive apartments in large cities like Munich, Frankfurt, Stuttgart, Hamburg or Berlin are often on the market for only one or two days. Anyone who compares or discusses too long before deciding to visit, will in many cases come away empty handed
4. Pay attention to additional charges and utilities and keep in mind that there are still costs to add for electricity and internet. Commissions or fees for the brokerage of an apartment are unlawful
5. An apartment seeker who is not able or willing to make any compromises will face problems in finding a property in the popular urban areas and conurbations. There should also be enough time to avoid being under too much pressure when looking for an apartment
6. Anyone who does not provide documentation in a application file at an open viewing is usually out of the game. You must present: a passport or ID copies, Schufa information, confirmation of previous tenancy, the last 3 salary statements
7. Price negotiations do not matter: anyone who tries to negotiate the conditions will almost never get the apartment. If a property is too expensive, then it should be disregarded
8. Inspect the lease carefully prior to signing. During the home search, enter the tenant association. Then there is help. Anders Consulting also offers a lease check
9. If e-mail or telephone is specified in an advert, it's better to use the telephone. Many adverts get hundreds of e-mails, but few calls. Call private landlords preferably in the evening, real estate agents during the day
10. You can be untruthful in personal matters when asked, e.g. whether you smoke, you often have visitors or like to throw parties. However, you must be truthful about your financial circumstances and the number of family members or pets

Errors and changes reserved. As of spring 2017