

How do I read advertisements correctly? Apartment ads 101

Understanding apartment advertisements can be quite hard, especially when it's your first encounter with the German housing market. We want to try and explain some common expressions:

Abstand	You have to buy part of the furnishings.
Kalt, Kaltmiete oder Miete kalt	Cold, i.e. heating and other utilities costs have to be paid in addition
Kaution	Deposits: In Germany, it is normal to pay a deposit of up to three months' rent which is refunded at the end of the contract. If any damage has been done, the landlord is allowed to withhold the amount of the money needed for the repairs from the deposit.
Möbliert	The room is fully equipped with all necessary furnishing.
zzgl. NK = zuzüglich Nebenkosten	i.e. plus utilities charge
NMM = heißt Nettomonatsmiete	Net monthly rent: extra charges for heating, electricity, water, etc. are not included
teilmöbliert	The room/flat has some furnishing, but not all that might be necessary.
warm	Warm, i.e. heating and other utilities costs are included
WG = Wohngemeinschaft	Shared housing: This indicates a communal living arrangement in which several tenants share a flat, each having his or her own bedroom but sharing kitchen and bath, utilities costs, etc. In Germany, WGs are normally mixed. Keep this in mind. If you rather not share with the opposite sex do take this into account and ask.
Zwischenmiete	The owner of the room is renting it out for a limited time, often furnished (normally between 3 and 6 months).