

Key information on the rental agreement

Rental agreement

If the dream dwelling is found, it goes to sign the lease. Tenants should pay special attention to the following points before signing the contract:

- Domestic animal husbandry can forbid the landlord only in certain cases.
- Legally a three-month period of notice applies. However, the rental agreement can also contain other agreements.
- A minor repair clause is not always valid.
- The landlord is not allowed to charge all additional expenses as operating costs.
- The landlord may require a deposit of three months' rent at most.
- The tenant only has to carry out cosmetic repairs if the rental agreement provides for flexible deadlines.

What does rental security mean?

A rental security deposit is a sum of money or a guarantee that is deposited by the tenant with the landlord at the beginning of a rental agreement. It provides security up to an amount of three net cold rents in the event that the tenant fails to meet his obligations under the lease. These obligations may include cosmetic repairs, payment of ancillary costs or rent payments. The rent security is also generally known as "rent deposit".

What is the rent deposit for?

Are you wondering why you have to pay a rent deposit? It's very simple: The rent deposit is a rental security deposit that is deposited with the landlord at the beginning of the lease. Its purpose is to protect the landlord and his property against possible damage to the rented property, i.e. in case the tenant does not pay his rent or additional costs, does not carry out agreed cosmetic repairs or causes damage to the rented apartment. Summarized: The rent deposit is thus intended to cover the case that the tenant does not meet his obligations under the lease.

The security deposit can take the form of a cash amount (called cash deposit) or a rent guarantee from private individuals, banks or insurance companies. It only has to be paid if this is expressly agreed in the rental agreement. The maximum limit for the rental security deposit is three net cold rents. The landlord is secured to this amount.

Apartment handover

The last step of the checklist: the handover of the rented apartment.

Once the rental agreement has been signed, you can practically start moving in.

But before that, the apartment is handed over to the new tenant by the landlord - and this handover also holds a few stumbling blocks. Tenants should make sure to record possible damage in a handover protocol - this includes scratches in the parquet flooring, damp spots and water marks. In this way, tenants protect themselves from unjustified demands when they move out later. The current status of the electricity and gas meters should also be noted.