



Glossary of Abbreviations in German Real Estate Market

2 ZKB (=Z <u>im</u> mer, <u>K</u> üche, <u>B</u> ad)	2 rooms, kitchen, bathroom
2 ZKBB (=Z <u>im</u> mer, <u>K</u> üche, <u>B</u> ad, <u>B</u> alkon)	2 rooms, kitchen, bathroom, balcony
2. OG (OG=Obergeschoss)	Second Floor
B (=Bad)	Bathroom
Behindertengerecht	Suitable for people with special needs, e.g. wheelchair access
DG (=Dachgeschoss)	Roof or Loft Apartment
EG (=Erdgeschoss)	Ground Floor
EZ (=Einzelzimmer)	Single room with shared facilities (bathroom, kitchen)
Zi. (=Zimmer)	Room
Immobilienmakler	Real Estate Agent (They also advertise rooms to rent. Fees may apply)
Kt (=Kauti <u>o</u> n)	Deposit, normally two months' rent which will be refunded at the end of the rental period if there are no damages to the room, furniture etc.
KM (=Kaltmiete)	Basic monthly rent without additional costs (NK=Nebenkosten), such as heating, electricity, water etc.
kalt	Heating will be charged extra
K (=Küche)	Kitchen
Mitbenutzung	Shared facilities, such as kitchen, bathrooms
mbf. / möbl. (=Möbliert)	Furnished
NK (=Nebenkosten)	Extra costs for heating and water as well as waste disposal and council tax. Electricity may have to be paid separately qm Quadratmeter Square metre, describes the size of the apartment
Unmöbliert	Unfurnished, i.e. there will be nothing in the room or apartment, except maybe kitchen facilities
WG (=Wohngemeinschaft)	Several people live together in one flat. Each student has a room, and kitchen and bathroom are shared
WM (=Warmmiete)	Monthly rent including „Nebenkosten“ (cold rent plus additional cost)
Wfl. (=Wohnfläche)	Size of the room/apartment, given in square metres
WBS (=Wohnberechtigungsschein)	Official document certifying tenant's financial hardship needed to be allowed to move into special subsidized apartments for people on low incomes and therefore not recommended for international students from non-EU countries, as your residency status may be put into question.
EBK (=Einbauküche)	Built-in kitchen / Kitchen included
HH (=Hinterhaus)	Back of the house (might have little light)
NR (=Nichtraucher)	Only non-smokers
KN (=Kitchenette)	Kitchenette
NM (=Nachmieter)	Tenant who takes over an old lease
NMM (=Nettomonatsmiete)	Net monthly rent (plus costs for heating, electricity, gas, water, waste disposal)
MVZ (=Monatliche Vorauszahlung)	Rent in advance
Prov. (=Provision)	Commission (mostly to be paid to an Real Estate Agent)
qm (=Quadratmeter)	Square metre (size of the apartment)
TG (=Tiefgarage)	Underground garage
VH (=Vorderhaus)	Front of the house
Zi (=Zimmer)	Room (often also number of rooms)
ZH (=Zentralheizung)	Central heating
zzgl. NK (= zuzüglich Nebenkosten)	Plus extra charges (heating, electricity, etc.)
NSP (=Nachtspeicherheizung)	Night storage heating
AB (=Altbau)	Old building
NB (=Neubau)	New building
Bj. (=Baujahr)	Year of building
EB (=Erstbezug)	First time use
Einl.-Whg. / ELW (=Einliegerwohnung)	Granny flat
Etghzg. (=Etagenheizung)	Self-contained central heating
FBHgz / Fussb.-hgz. (=Fussbodenheizung)	Underfloor heating
Sout. (=Souterrain)	Basement flat