

## Avoiding problems with your landlord

- Write down, or better still, take a photo of the water, gas and electricity counters readings (Ger. "Zählerstände") the day your rent contract begins
- When it is handed over to you, take as many photos as possible of the conditions in which you received the flat (and the furniture, if included)
- Take out a personal liability [insurance](#) (Ger. "Privathaftpflichtversicherung")
- Instead of a deposit, offer the landlord a guarantee insurance (Ger. "Kautionsversicherung")
- Ask about the house rules, e.g.
  - When is it your turn to clean the common areas (e.g. the stairs)?
  - When is it your turn to sweep the snow away from the entrance and pavement?
  - At what times are you not allowed to make a noise?
- Air your flat as often as possible, to avoid mould
  - Open the windows several times a day for about 5-10 min, even in winter! Keep the inside doors open when doing so
  - Only in summer, keep the windows tilted (open on top - Ger. "gekippt"). In winter this increases the heating costs
  - Air the room where you hang your washing more often and for longer
  - Air the cellar at night
  - In the winter, never turn the heating completely off, e.g. at night or when you are away on holiday
- Take very good care of the rented furniture, e.g. do not
  - place hot pots on the worktop in the kitchen or on wooden floors
  - spill liquids on or wash the wooden floors with a lot of water
  - allow the children to write/colour the furniture or walls
- Separate your [garbage](#) correctly and find out when and where to dispose of each type
- Make sure there are no pipes in the house which can freeze over the winter, e.g. for taps in the cellar or outside the house. If so, turn the flow of water off during the cold months