

The state-owned companies

# Flat exchange – your path to a new home

[www.inberlinwohnen.de](http://www.inberlinwohnen.de)



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Dear tenants,

Berlin's neighbourhoods are colourful and lively. People of all ages, from all backgrounds and social classes live here side by side. It is imperative that we maintain this mix unique to Berlin, which is why I rethink my policies afresh every day.

Berlin's appeal is unabated; since 2011, over 40,000 people have moved here every year. This large number of new Berliners greatly enriches our city, but immigration also means that there is increasing pressure on the housing market in particular. Together we have developed a new idea, which should ensure that existing housing can be distributed better: the state-owned housing construction companies' exchange portal.

Tenants of the six state-owned housing construction companies now have the option to search for a new exchange flat meeting their current life situation. What's special about it? When they move, the rent of their new flat doesn't normally increase: the net basic rent per square metre of the respective exchange flat remains unchanged. Nobody who wants to get a smaller or larger flat has to give up on a move because they are worried about an affordable home. Another advantage: initially, an exchange is not

limited to the flats owned by their current landlords. They can look for exchange offers from tenants of all six state-owned housing construction companies.

The urban housing stocks will continue to grow. With the creation of such important new affordable housing, the state-owned housing construction companies form a stable anchor for social housing policies. The senate supports the six companies in this important endeavour by providing properties, fast-tracking procedures and increasing means for social housing construction. If we all continue to work together so well, we will succeed in ensuring that Berlin remains a home for everyone. I warmly invite you to use the new offer if you want a change. That's how everyone ends up benefiting: you, your exchange partners and our city too.

**Katrin Lompscher**

Senator for City Development and Housing

# What do I have to sort out first?

In principle, every tenant of one of the six state-owned housing construction companies can exchange their current flat for another flat rented out by the six state-owned companies. What is special? The respective basic rents of both flats remain unchanged.

## **However, there are three prerequisites:**

- You are the main tenant of one of the six state-owned housing construction companies
- Your contract has not yet been terminated
- You have notified your state-owned housing construction company with an email address as part of your customer details.

If you have not given a current email address, please contact your state-owned housing construction company. They will be happy to help you.

### **Please note:**

**The state-owned housing construction companies have no say on whether or which flats are offered on the exchange portal. There is therefore no offer guarantee or entitlement to the exchange.**

# How do I find an exchange flat?

Everyone who wants to exchange should log onto [www.inberlinwohnen.de](http://www.inberlinwohnen.de) There you create a user account and subsequently verify your name, rental contract number, the email address given to your state-owned housing construction company and the rental start date of your current contract. You then receive a reply with your login details. You will just need to confirm them – and then you can get started.

Once you have logged in, you can determine what type of flat you are looking for: In which neighbourhood? What floor? How many square metres? How many bedrooms? How much should it cost? With or without a housing qualification certificate? What should it be equipped with?

You don't need to enter your own flat details by hand; after your approval, they are input directly by your state-owned housing construction company from the system.

Just one click shows you all the exchange offers that meet your demands. The fewer restrictive criteria you enter, the greater the choice you will have. If there is currently nothing available for you, you can activate the so-called "Tips Service". You will then receive an email as soon as a flat meeting your needs is offered.



# How do I contact the other potential exchange partners?

Again, just one click is needed. With "Initiate exchange", you choose the flat you would like to move into. Your counterpart automatically receives an email with the details of your flat.

Conversely, other potential exchange partners can of course send you an email. If their offer is a possibility for you, please pass on your details in order to establish a personal contact.

This step is essential because during the whole procedure, safety and security of your personal details is of course of the utmost priority!

As soon as you have each visited the other flat and are both in agreement, notify your state-owned housing construction company via the portal.

From this moment on, both exchange offers are locked for the other one. If the exchange materialises, then your offer is deleted. If, however, it doesn't work out, then you can contact other potential exchange partners again.



# What happens afterwards?

Your state-owned housing construction company accompanies and supports you with the subsequent steps. So you can be sure that nothing is forgotten and everything runs smoothly and properly – even for the important question of your new rental contract.

## **Important!**

Before you move, a preliminary inspection must be carried out in your old and new flat to check whether any maintenance work is required. If this is the case, it can delay the process. You will, however, be informed of the approximate start date and when it should be completed. Please note that unfortunately we cannot make any interim accommodation available during this period.

## **Please note:**

This is a dual move. Your exchange counterpart is also moving. The organisation of both moves is left to you. You must consider this and coordinate everything together so that the simultaneous flat exchange goes smoothly – and that you are happy with your new home from the beginning.

The state-owned housing exchange portal:  
[www.inberlinwohnen.de](http://www.inberlinwohnen.de)

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**HOWOGO**

**GESOBAU**  
Hier wohnt Berlin.

 **STADT UND LAND**  
Zimmer, Küche, Bad, Berlin.



**WBM.**  
Wohnungsbaugesellschaft  
Berlin-Mitte mbH

**Berlin housing provision**  
Public-law institution

**be**  **Berlin**

## Editor

The six state-owned housing construction companies in Berlin

## Exchange portal operator

BBU Verband Berlin-Brandenburgischer Wohnungsunternehmen e.V.

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[www.inberlinwohnen.de](http://www.inberlinwohnen.de)