

## Questionnaire for Tenants Average Rental Level Town of Minden 2023

	Yes	No									
<b>Identification:</b> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>											
<b>A</b> Are you the <b>owner/co-owner</b> of this apartment?	<input type="checkbox"/>	<input type="checkbox"/>									
<b>B</b> Are you the <b>subtenant</b> of this apartment (i.e. not the main tenant of the apartment)? (Explanation: a subtenant is <b>not</b> the main tenant's partner. Subletting agreements include a separate tenancy agreement or sublease.)	<input type="checkbox"/>	<input type="checkbox"/>									
<b>C</b> Does the apartment or building belong to e.g. a <b>friend, next of kin</b> or close <b>relative</b> of yours or a member of your household <b>and</b> do you therefore pay a <b>lower rent</b> (courtesy rent) <b>or no rent at all</b> ?	<input type="checkbox"/>	<input type="checkbox"/>									
<b>D</b> Is the apartment in question a <b>council flat</b> or an apartment which has been built according to the guidelines of a contractually fixed promotion or an income dependent promotion <b>and</b> is there still rent control today <b>or</b> has there been no rent increase after the end of the rent control?	<input type="checkbox"/>	<input type="checkbox"/>									
<b>E</b> Is the apartment part of a <b>residence hall</b> or another type of home or accommodation similar to a home (e.g. a students' hall, a hall for senior citizens, emigrants, nurses, disabled people, a nursing home, refuge for the homeless, housing group for people with special needs)?	<input type="checkbox"/>	<input type="checkbox"/>									
<b>F</b> Is the apartment a <b>company or government apartment, or a business rental</b> (including janitor apartments or apartments for employees of the Federal administrations or those of the individual lands) with <b>reduced rents</b> ?	<input type="checkbox"/>	<input type="checkbox"/>									
<b>G</b> Is the apartment or part of it being used <b>commercially in accordance with the tenancy agreement</b> ?	<input type="checkbox"/>	<input type="checkbox"/>									
<b>H</b> Have you rented the apartment <b>furnished or partly furnished</b> ? (This does not mean a fitted kitchen, kitchen furniture, and/or fitted closets.)	<input type="checkbox"/>	<input type="checkbox"/>									
<b>I</b> Is the apartment a <b>non-separate apartment</b> , i.e. is there e.g. <b>no WC in the apartment</b> or are parts of the apartment being <b>used by other tenants of the house</b> (e.g. communal kitchen, passage to other apartments/to the attic)?	<input type="checkbox"/>	<input type="checkbox"/>									
<b>J</b> Is the apartment being rented <b>for a short period of time, only</b> - a maximum of 6 months - e.g. as a holiday apartment?	<input type="checkbox"/>	<input type="checkbox"/>									
<b>1</b> <b>Building, age of the building and of the apartment in general</b> <i>Please fill in the respective pieces of information or mark the correct information with a cross.</i>											
<b>1.1</b> When was the apartment ready to be moved into <b>for the first time</b> ? (Year of construction of the building or <b>if apartments were completed later</b> in already existing buildings, e.g. extension of the top floor the year of construction of the apartment) <span style="float: right; margin-left: 20px;"> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>    Year of construction         </span>  If you are not sure of the precise year the apartment was ready to be moved into, please indicate which <b>age bracket</b> the apartment falls into <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 33%;"><input type="checkbox"/> until 1918</td> <td style="width: 33%;"><input type="checkbox"/> 1961 until 1977</td> <td style="width: 33%;"><input type="checkbox"/> 2003 until 2011</td> </tr> <tr> <td><input type="checkbox"/> 1919 until 1949</td> <td><input type="checkbox"/> 1978 until 1995</td> <td><input type="checkbox"/> 2012 until 7/2023</td> </tr> <tr> <td><input type="checkbox"/> 1950 until 1960</td> <td><input type="checkbox"/> 1996 until 2002</td> <td><input type="checkbox"/> unknown</td> </tr> </table>	<input type="checkbox"/> until 1918	<input type="checkbox"/> 1961 until 1977	<input type="checkbox"/> 2003 until 2011	<input type="checkbox"/> 1919 until 1949	<input type="checkbox"/> 1978 until 1995	<input type="checkbox"/> 2012 until 7/2023	<input type="checkbox"/> 1950 until 1960	<input type="checkbox"/> 1996 until 2002	<input type="checkbox"/> unknown		
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<input type="checkbox"/> 1950 until 1960	<input type="checkbox"/> 1996 until 2002	<input type="checkbox"/> unknown									
<b>1.2</b> Which type of building does the apartment belong in?	<b>Yes</b>	<b>No</b>									
a single family house rented as a whole <i>This can be an individual single family house, half of a duplex house or a terraced house.</i>	<input type="checkbox"/>	<input type="checkbox"/>									
a two-family house, there are <b>two</b> apartments sharing one address	<input type="checkbox"/>	<input type="checkbox"/>									
an apartment block comprising 3 to 8 apartments	<input type="checkbox"/>	<input type="checkbox"/>									
an apartment block comprising more than 8 apartments	<input type="checkbox"/>	<input type="checkbox"/>									
<b>1.3</b> Which floor is your apartment on? <i>Please indicate the floor in question by marking it with a cross.</i>											
<input type="checkbox"/> basement/souterrain	<input type="checkbox"/>	<input type="checkbox"/>									
<input type="checkbox"/> ground floor/raised ground floor	<input type="checkbox"/>	<input type="checkbox"/>									
<input type="checkbox"/> first, second and so on, floor											
<input type="checkbox"/> top floor											
<b>1.4</b> Is the apartment of a particular type? ( <b>multiple references possible</b> )											
<input type="checkbox"/> Maisonette (apartment covering 2 floors)	<input type="checkbox"/>	<input type="checkbox"/>									
<input type="checkbox"/> annexe (with separate entrance)											

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<input type="checkbox"/> other _____	<input type="checkbox"/> one-room-apartment
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### 2 Size of the apartment (Please refer to information provided by the landlord.)

2.1 How large is the complete **living space** according to the rental agreement, the last declaration of a change of rent and/or the last itemized bill of the running costs \_\_\_\_\_, \_\_\_\_\_ m<sup>2</sup>

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2.2 How many rooms of 6 m<sup>2</sup> or more does your apartment comprise? (without kitchen, bathroom/WC, storeroom or corridor) \_\_\_\_\_ rooms

### 3 Data of the rental agreement: rent and running costs (Please refer to information provided by the landlord.)

3.1 When did the tenancy start according to the rental agreement?  
Please indicate **month and year of conclusion of the rental agreement:** \_\_\_\_\_ (month)      \_\_\_\_\_ (year)

3.2 Since when have you been paying your **current net rent exclusive of heating costs (August 2023)?**  
(Meaning the rent for your apartment **without running costs and costs for heating**, but including surcharges for modernization and/or increases in capital costs. It does not mean raises of the monthly lump sums for running costs and costs for heating).

Please indicate **month and year of the last increase in your current net rent.** \_\_\_\_\_ (month)      \_\_\_\_\_ (year)

3.3 How high is your rent as specified in the rental agreement on the reporting date of **August 1<sup>st</sup>, 2023** ?  
**current net rent exclusive of heating costs, or basic rent** respectively  
(Basic rent and, if applicable, lump sum for modernization without the cost of heating and warm water and **without cold operating costs and without further lump sums**, e.g. for use of garage or garden.) \_\_\_\_\_ , \_\_\_\_\_ Euros

advance payments/lump sums for **cold operating and running costs** \_\_\_\_\_ , \_\_\_\_\_ Euros

advance payments/lump sums for **heating and/or warm water** \_\_\_\_\_ , \_\_\_\_\_ Euros

advance payments/lump sums for **cold operating and running costs and heating and/or warm water** if not itemized nseparately \_\_\_\_\_ , \_\_\_\_\_ Euros

further amounts if not comprized by advance payments/lump sums for cold operating costs or heating and warm water \_\_\_\_\_ , \_\_\_\_\_ Euros

rent for garage or parking space \_\_\_\_\_ , \_\_\_\_\_ Euros

other amounts: \_\_\_\_\_ \_\_\_\_\_ , \_\_\_\_\_ Euros

Has the basic rent been **reduced** with the landlord's approval (e.g. because of a tenants' loan, work in the garden, subsidy to the building costs, reduction because of defects in the apartment, your own modernization) If „Yes“, to which amount? \_\_\_\_\_ , \_\_\_\_\_ Euros

### 4 Heating and warm water supply of the apartment

**Please indicate how basic heating and warm water supply are fitted out and additional types of heating are in the apartment**

4.1 How is your apartment heated (all rooms for use like living or sleeping rooms)?

central heating in the house or apartment (heated by natural gas, oil, district heating, other (e.g. wood pellets))

electrical storage

single stoves to be filled by hand

no heating provided by the landlord (e.g. heating installed by tenant at own costt)

additional heating for solid fuels (e.g. tiled stove or open fireplace)

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4.2 **If more than one type of supply is there, please indicate the main type, only.**

central warm water supply

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- flow water heater or sufficiently sized hot-water tank
- no or insufficient warm water supply (e.g. no supply in kitchen or bathroom)

### 5 Sanitary facilities of the apartment

5.1 How is the apartment equipped with respect to **the bathroom**?

- no bathroom in the apartment
- Bathroom with shower cubicle/bathtub, washbasin and WC
- separate bathroom and WC
- second WC in the apartment (e.g. additional WC for guests)

5.2 How is the **bathroom** of the apartment equipped? (*multiple references possible*)

- bathtub  no window
- shower cubicle  underfloor heating

### 6 Additional equipment of the apartment

**Please indicate the features, only, which have been provided by the landlord. Your own work as a tenant does not count!**

6.1 How is the apartment equipped with respect to **the kitchen**? (*multiple references possible*)

- separate room for the kitchen
- kitchenette/pantry kitchen (usually in small apartments)
- integrated kitchen American style or kitchen-cum-living room (no kitchenette)
- completely fitted kitchen with at least two electrical built-in appliances **without a surcharge explicitly mentioned in the rental agreement** (e.g. stove, fridge, freezer, dishwasher, kitchen sink with base cabinet and a sufficient amount of fitted kitchen clo-sets)

6.2 How is the apartment equipped with respect to **the windows**? (*multiple references possible*)

- sound-absorbing/noise-reducing window  single glazing
- double glazing

6.3

Are there roller shutters in the apartment (simple ones with straps or electrical ones)?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

6.4 How is the apartment equipped with respect to **floor covering** (except for kitchen/bathroom)? (*multiple references possible*)

- sealed parquet flooring and/or refuruntilhed wooden floor-boards  tiled flooring
- laminate floor  fitted wall-to-wall carpeting, PVC/ and or linoleum flooring
- vinyl flooring

6.5 Which **additional equipment features** are there in the apartment? (*multiple references possible*)

- balcony, (roof-top) terrace
- use of the garden (without surcharge/with surcharge specified in the rental agreement)
- two-way intercom with electric dooropener
- electric dooropener without two-way intercom

### 7 Accessibility of the apartment (fully or nearly fully accessible)

Yes	No
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7.1 Is the apartment (**nearly**) **fully** accessible (accessible from the public (road)space without stairs and/or by elevator)

<input type="checkbox"/>	<input type="checkbox"/>
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7.2 Is the apartment equipped with the following features of full accessibility?

shower level with the floor

<input type="checkbox"/>	<input type="checkbox"/>
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bathroom size at least 7 m<sup>2</sup>

<input type="checkbox"/>	<input type="checkbox"/>
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all doors (front door, doors to the bathroom and the other rooms) at least 90 cm wide

<input type="checkbox"/>	<input type="checkbox"/>
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level access to the balcony (if balcony available)

<input type="checkbox"/>	<input type="checkbox"/>
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### 8 Outdoor facilities and joint facilities

- 8.1 Does the following **additional equipment** belong with the apartment and if „Yes“, is its use em- Embodied in the rental agree-  
bodied in the rental agreement? ment?
- |  |     |                          |    |                          |
|--|-----|--------------------------|----|--------------------------|
| <input type="checkbox"/> separate room in the cellar, part of loft/attic | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| <input type="checkbox"/> garage/carport on the property                  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| <input type="checkbox"/> parking space on the property                   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

8.2 Which of these features can be found in **the building/housing estate**?

- escalator (to be used in the stairwell inside the building)
- common space to leave bicycles/separate cellar for bicycles/bike shed which can be locked and is accessible for tenants, only
- children's playground on the property

### We thank you cordially for your help!

Please send the completed questionnaire back to us using the enclosed postage-free envelope or take photographs of the questionnaire and send it by e-mail to the following address [mietspiegel.minden@fub.iges.com](mailto:mietspiegel.minden@fub.iges.com).

**Please do not forget to carry over the number of the questionnaire from the covering letter to the questionnaire!**