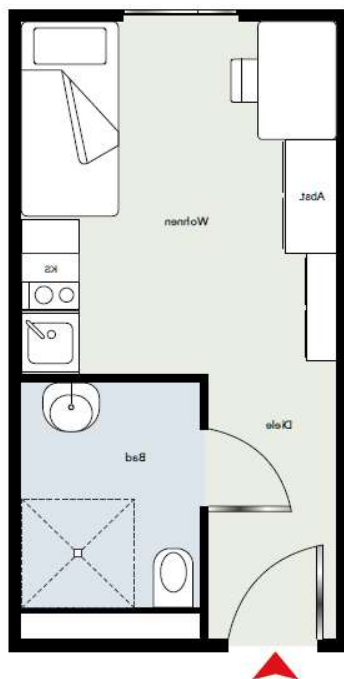


Single Apartment - Type 1

Single apartment for exclusive single occupancy.

Total area	ca. 16,50 m²
Living area	ca. 13,50 m ²
Bathroom/Shower	ca. 3 m ²
Total rent*	ab 530,00 € per month
Deposit = 2x total rent	1060,00 €
Final cleaning fee	100,00 € one-time
Rental duration	min. 12 month max. 42 month

Rent price* on the ground floor **440,00 € per month**



Single Apartment - Type 2

Total area	ca. 19,20 m²
Living area	ca. 15,7 m ²
Bathroom/Shower	ca. 3,5 m ²
Total rent*	ab 540,00 € per month
Deposit = 2x total rent	1080,00 €
Final cleaning fee	100,00 € one-time
Rental duration	min. 12 month max. 42 month

Rent price* on the ground floor **460,00 € per month**

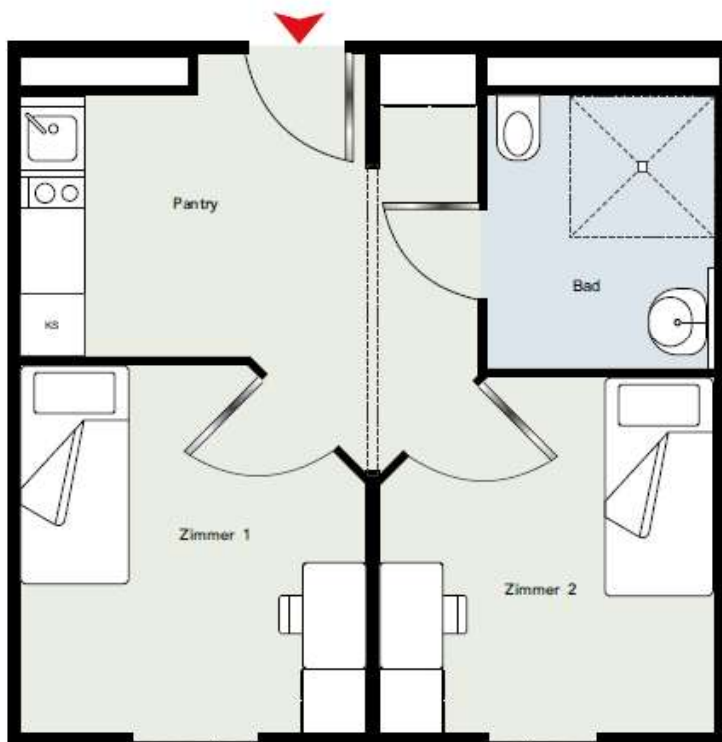
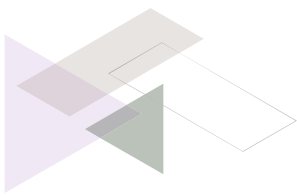


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Consultation and rental provided by

Berlinovo Immobilien Gesellschaft mbH · Hallesches Ufer 74-76 · 10963 Berlin

Tel.: + 49 30 263 97 828-555 · Fax: + 49 30 263 97 828-199 · E-Mail: vermietung@bgg-berlin.com · www.berlinovo.de



Double apartment:

Double apartment for use as a shared flat with individual room rental and shared use of bathroom and kitchen.

Total are:	ca. 39,20 m ²
Room 1	ca. 10,40 m ²
Room 2	ca. 10,30 m ²
Bathroom/Shower	ca. 5,40 m ²
Kitchen/Living area	ca. 13,10 m ²
Total rent* room 1	390,00 € per month
Total rent* room 2	390,00 € per month

Deposit = 2x total
rent per room 780,00 €

Final cleaning fee 70,00 €/einmalig
per room

Rental duration min. 12 month
max. 42 month



* Operating costs according to § 2 BetrKV as well as electricity costs are included in the total rent. Internet and broadcasting fees are not included

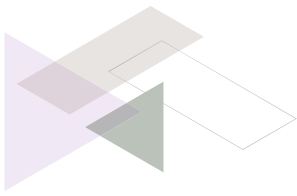


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Dear prospective tenant,

our apartments in the student residence at Ostendstraße 19, 12459 Berlin Treptow-Köpenick, are exclusively rented to full-time students who are currently studying or will soon study at a Berlin or Potsdam university.

Below, you will find further information regarding your inquiry:

- **Single Apartment - Type 1**
Total Rent* Apartment Ground Floor: €440.00/month Location 1st-4th Floor: €530.00/month
- **Single Apartment - Type 2**
Total Rent* Apartment Ground Floor: €460.00/month Location 1st-4th Floor: €540.00/month
- **2-Person Shared Apartment**
Total Rent* per Room: €390.00/month
- We charge a one-time final cleaning fee of €100.00 for a 1-room apartment and €70.00 for a room in a 2-room apartment.
- The first rent, along with the deposit and the final cleaning fee, is to be paid by bank transfer (proof of transfer required) upon handover, but no later than the start of the lease.
- The rental agreement can only be concluded with the payment of a deposit (two monthly rents) and/or the provision of a voluntary guarantee. The guarantor must reside and work in Germany, and their ID and the latest, current proof of income must be provided.
- The property has a laundry center with washing machines and dryers, and detergent is provided. The fee for using the washing facilities can be paid cashlessly through an app.
- For the apartments at Ostendstraße 19, 12459 Berlin Treptow-Köpenick, we enter into fixed-term lease agreements with a maximum contract duration of 42 months for bachelor/first-year students and a maximum of 24 months for master's students. However, tenants have the right to terminate the lease with a notice period of two months to the end of the month.

To conclude a lease agreement, the following documents must be submitted:

1. Applicant form
2. Current enrollment certificate or proof of study registration
3. ID card or passport (visa/residence permit)
4. Proof of income and/or guarantee.

Please note that our apartments at Ostendstraße 19, 12459 Berlin Treptow-Köpenick are not furnished with household items (no TV, cutlery, dishes, vacuum cleaner, coffee machine, bedding).

As availability changes daily, all information is non-binding.



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