



ACCOMMODATION

How To

Student Accommodation in Germany

- It is not common to live in a governmental owned student dorm, as there are very few
- Living alone in an apartment is quite uncommon, as it is very expensive
- Usually 2-4 students live together in a shared flat which they rent themselves – so called WG
 - But there are also working professionals who are a bit older sharing flats
- Some rooms are furnished, some aren't (mainly short term rooms are furnished)
- Someone is the main tenant, who rents the apartment from the landlord
- The main tenant sublets rooms to the others
- Once someone moves out they will search for a new room mate (mixed gender flats are normal)
- Most common place to look for room mates is [WG-gesucht](#), [WG-zimmer Hamburg](#), [WG suche](#), Ebay Kleinanzeigen
- Usually people who live together in a WG become (close) friends 😊

How to find a WG

- Of course, people in a shared flat are going to be picky about who they want to live with
- Flats are often small, and you will live close to each other
 - There might be some difficulties culture wise in the beginning, communication is key!
- 1. Write a message about who you are, what you will be doing in Hamburg etc. and why you really want to have a room in this specific WG
- 2. Be polite and friendly – do not forget, these people are looking for someone to share their private life with!
- 3. Once you get an answer you should arrange a video call so you can have a look at your future room, kitchen and bathroom and to get to know the others a little bit better
- 4. If they want you as their flat mate, they will usually get back to you a few days later
- 5. Some will make a contract, some won't – feel free to make a suggestion yourself
- 6. They might want to have a deposit/first month rent before you move in to make sure you will be coming
- 7. Long term offers are often unfurnished, that is normal (you can find inexpensive and used furniture on Ebay Kleinanzeigen or in Facebook groups)
- **It might be hard to find a room in a WG but do not give up!**

Private student dorms

- There are several options for private student dorms in Hamburg
- They are all serious offers and most of them are at a great location (€ 500 – € 900)
 - Smartments (affordable)
 - Stuart (affordable)
 - Youniq
 - Campus Hamburg
 - Urban living
 - The fizz
 - Kubus living
 - Bachstraße77



Other private options

- Of course you might always have a look at private flats
- These are the most common websites:
 - www.Immobilienscout24.de
 - www.immonet.de
- These are not made for students coming to Germany, offers will mostly be in German
- Landlords usually don't offer video calls
- They will ask you for a proof of your monthly income or similar to make sure you will be able to pay the rent
- Unfurnished and often without a kitchen
- You can rent a flat with others and may start your own WG
 - This needs to be approved by the landlord

Facebook groups

- It has become very uncommon to look for a flat/room via Facebook in Germany
- But there are some groups, we have linked on moodle
- Be careful: Everyone can post something on Facebook
- If an offer seems serious – contact the person politely and introduce yourself
- Be patient and wait for their response
- Always ask for a video call to see the room/apartment
- Always ask for a rental agreement, it should always contain the landlords full name and address
- If you are not sure, ask for a copy of their ID

Tenancy Agreement for Residential Premises

The landlord(s) _____
resident at _____
and the tenant(s) _____

conclude the following tenancy agreement:

Section 1 Rented Property

1. The following rooms _____
_____ room, _____ kitchen/kitchenette, _____ bathroom/shower/toilet, _____ attic no. _____
_____ cellar no. _____
_____ garage / parking space, _____ garden, _____ commercially used rooms
are let in the building _____
(location, street, house no., floor)

2. The tenant is entitled to use the laundry room, drying loft / drying area _____
in accordance with the house rules.

3. For the duration of the tenancy, the tenant receives from the landlord:
_____ house, _____ flat, _____ room, _____ attic, _____ garage
_____ keys.

4. The residential floor area is approx. _____ m²

5. The flat is a threshold flat. yes no

Section 2 Duration of Tenancy

The tenancy commences on: _____; it is concluded for an indefinite period.
The contracting parties intend to enter into a long-term tenancy. The landlord waives his right to statutory notice of termination (termination for personal use, for use as a granny flat, partial termination and termination for commercial exploitation of the flat pursuant to sections 573, 573a, 573 b of the German Civil Code (BGB)) for a period of 3 years and 9 months from the conclusion of this contract. Therefore, notice cannot be given before this period has elapsed. In other respects, the prerequisites for a termination are governed by statutory provisions and contractual agreements (cf. section 8, 17-22 of this contract).

Note: Pursuant to section 22 of this tenancy agreement, the parties to this tenancy agreement may also agree a permanent or long-term waiver of the landlord's right to terminate the tenancy.

Section 3 Rent

1. The monthly rent is: _____ Euro.
in words: _____ Euro.
The contracting parties agree that the rent will not be increased for a period of _____ years.

Important note: All entries in and amendments of the contract must be reflected both in the contract for the landlord and the tenant and be verified. Where a 12 appears in the text, check the applicable.

Fraudulent Offers

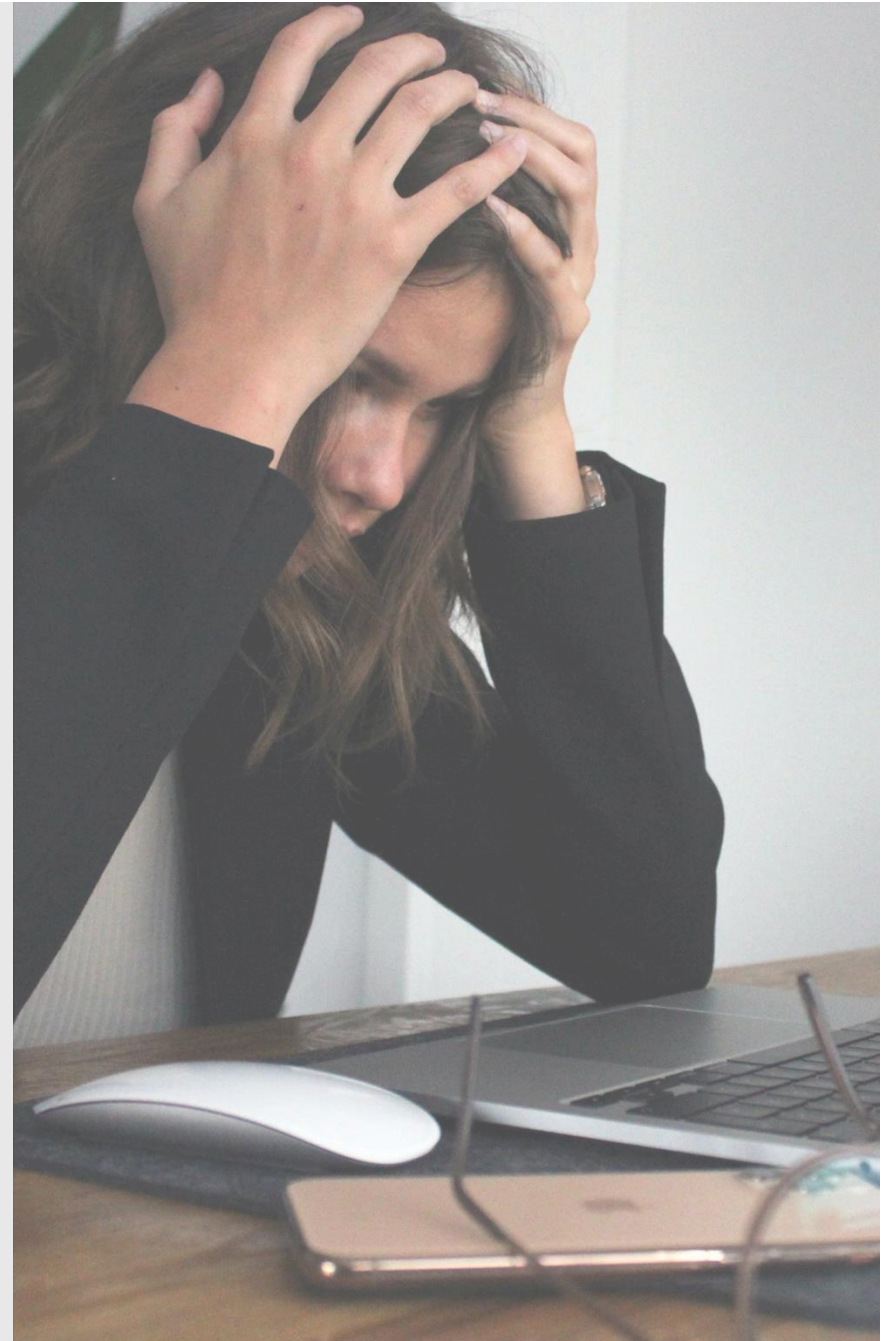
- An offer is not fraud only because they ask for a deposit
 - But we do not have an application fee. That is definitely not normal for a WG

Look out for these red flags:

- Apartment in “downtown” Hamburg
- 70-100 sqm
- Furnished
- € 500 all expenses paid; deposit € 500
- Contact person won't be in Hamburg
- You would have to meet another person for the keys
- You would have to transfer money in the first step without having seen the room or video chatted
- His/her cell phone won't work (if you get a number or real name at all)

If you cannot find a room before you arrive

- Do not panic!
- You can stay in a hostel for the first days
- A lot of flats/rooms are free on short notice
- It is a lot easier to find a flat/room once you are here
- You can make visits and meet people yourself



Be patient

- Hamburg is very popular
- People from all over Germany and the world come here to study or to work
- Each offer you see will have at least 20 interested persons texting the landlord
- Be open for areas that might be less popular
- It is common to commute to uni about 30-45 min (you have a student transport ticket for free)
- We know that it is expensive, it is for everyone
- **Living in Hamburg is great and worth the wait!**

