

# ACCOMMODATION

How To

# Student Accommodation in Germany

- Universities in Germany are usually not campus universities
  - Buildings and offices are often spread all over the towns, which makes it difficult to have “central” dormitories
- Usually 2-4 students live together in a shared flat which they rent themselves – so called “WG” (“Wohngemeinschaft”)
- Some rooms are furnished, some aren’t (short-term rooms usually are)
- One 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 common)
- Usually people who live together in a WG become (close) friends 😊

# How to find a WG

- As you will spend a lot of time together, it is important that all people in a flat get along, which is why “WG-Castings” are quite common
- 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!
- Most common place to look for room mates is [WG-gesucht](#), [WG-zimmer Hamburg](#), [WG suche](#), [Ebay Kleinanzeigen](#)
  - Competition is strong, especially towards September/October, as the new semester begins
  - Make use of the filters when looking for flat shares, if you have specific requirements (for example you would prefer to live with just female or just male flat mates etc.)
    - Searching „Internationals welcome“ can help, but beware of scammers

# How to find a WG – Do's

The first message is the first impression potential flatmates and landlord get from you:

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, arrange a video call/meeting 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 – you can ask about it, as it can be a reassurance
  6. Requiring a deposit/first month rent before the move in is common
  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!**

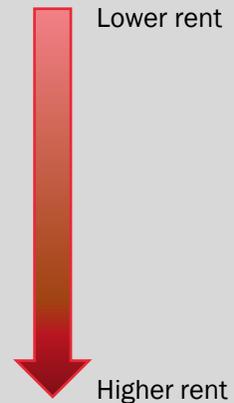
# How to find a WG – Don't's

The first message is the first impression potential flatmates and landlord get from you:

1. Don't forget to add a greeting and a farewell
2. Don't write just one sentence (but also no novels)
- 3. Don't forget that you want something from them**
  - Show interest, ask kindly for meeting
4. Don't expect a quick answer
  - As there are many applicants, it can take some time to process all of them
  - If you haven't heard anything after a few days/about a week, you can write a polite follow-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, but come with a higher price tag (€ 500 – € 900)
  - Bachstraße77
  - Smartments
  - Campus Hamburg (GETinLIVING)
  - Stuart Apartments
  - Urban living
  - Kubus living
  - The Fizz



# Other private options

- Of course you might always have a look at private flats
- These are the most common websites. They often have an accompanying app as well, which will send you push notifications when an offer shows up that fits your search terms:
  - [www.Immobilienscout24.de](http://www.Immobilienscout24.de)
  - [www.immowelt.de](http://www.immowelt.de)
  - [www.immonet.de](http://www.immonet.de)
- These are not specifically 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 rather uncommon to look for a flat/room via Facebook in Germany
- But there are some groups, that we have linked to 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. \_\_\_\_\_ m<sup>2</sup>

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)

# 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
- Commuting is very common in Hamburg, 30-45 Minutes (or longer) is almost the norm
  - Looking in areas such as Bergedorf, Bramfeld, Hamm might yield a few more results

