

### Living

There has been much discussion and debate about student living in the recent period. Especially in the large metropolises and student cities, it is not always easy to find a place to live that is also affordable. In this chapter you will find information on the topic of student living. However, the time factor is very important. If you want to find a nice flat that is also affordable, you should start looking as early as possible.

### Housing options:



**Student dormitory:** Most dormitory rooms are furnished and in most cases have an internet connection. The average price for accommodation in a student dorm varies from region to region, but it is often well below the OVERALL rent level. It is important to inform yourself in good time at the Studentenwerk about the application modalities.

C. Housing / Social Info 17

Most Studentenwerke now offer the possibility to apply for a place in a dormitory online. All you have to do is state the room you want and the essential information about yourself in an application form.



**Student fraternities:** Many student fraternities offer a distinctive form of housing. The often spacious fraternity houses are an interesting mixture of shared apartment and dorm. Those who feel the inclination to join a fraternity are often allowed to live "on the house" immediately. The costs are also low here, as "old men" are happy to contribute to the maintenance of the building. Many fraternities accept "trial living" on the house without having to join right away.



**Shared flats:** Becoming a flatmate in a shared flat is usually possible by looking on the university notice board or on the website "wg-gesucht.de". There is a particularly large number of offers at the end of the semester. Please note the legal regulations for shared flats.



**Subtenants:** Social housing is housing that has been subsidised by public funds and is therefore available at lower rents than housing on the open housing market. You can find social housing through newspaper advertisements or through local housing associations. The prerequisite for moving into a social housing flat is the possession of a housing entitlement certificate (Wohnungsberechtigungsschein - WBS).



**The rental contract:** A rental relationship is ESTABLISHED by the rental contract. Tenants and landlords are largely free to design their rental contract. Deviations from the rental law paragraphs of the BGB are generally permitted. However, there are a number of protective regulations that may not be changed ( among others, on excessive rent and protection against dismissal).

The rental contract is to contain the following information:

- Description of the rental object with handover protocol
- Rent and rental period
- security deposit
- Additional costs (type and billing)
- Heating period and temperatures
- Regulations concerning reparations
- If possible: clause for next tenant

**Important:** When renting your own flat, many different factors play a role that are not mentioned here. These include, for example, the deposit, rent reductions, excessive rent as well as the duty of care and house rules. Therefore, before signing a rental contract, inform yourself intensively about which aspects apply to you.



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## Social Questions



**Noise:** In principle, the quiet times stipulated in the house rules must be observed, which means that noise caused by operating a Hoover, washing machine, drill, etc. must be avoided during these times. However, bathing or showering is permitted at all times, even if hot water withdrawal causes noise. Music devices and televisions must not disturb other tenants considerably, especially during quiet times ("room volume").



**Pets:** Whether the keeping of pets is allowed is basically determined by the rental contract. You will often find in rental contracts formulations such as "The landlord can revoke his consent to keep domestic animals at any time." However, powerful arguments would be necessary for this! If there is no clause in the rental contract regulating the keeping of animals, it is recommended to obtain the landlord's permission beforehand.



**Bicycles:** Bicycles may be stored both in your own flat and in the respective basement. Bicycles may only be stored in hallways, cellar corridors or similar with the consent of the landlord. Exception: There is no other storage space available. The storage of bicycles is often regulated in the house rules.

### Termination of the rental contract:



**Termination:** The termination of a rental relationship must be in written form. The letter of termination should state the reasons for termination (section 568 (1) BGB). Types of termination are ordinary termination and termination without notice.



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## Social Questions



**Termination by the landlord:** The landlord must show good reasons to terminate the rental relationship. This includes:

- The landlord must give reasonable and understandable reasons ( for example, if one of the landlord's children is getting married and needs the flat).
- Violation of contractual obligation: The tenant has violated the contractual obligation in a not insignificant way ( for instance, repeated unpunctual rent payments, significant violations of the house rules).
- Economic utilisation: The landlord is being hindered from an appropriate economic utilisation of the property by the continuation of the rental relationship, which threatens him with considerable disadvantages.



**Termination by the tenant:** The tenant, on the other hand, can always terminate the contract without having to give special reasons. Only the formalities and the period of notice must be observed. Different types of rental agreements imply different conditions of termination.



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BEZIEHT SICH HIERBEI AUF DAS DATUM DER MASSNAHMEN.

Die Angaben dieses Informationsmaterials wurden sorgfältig geprüft.

Garantie für die Korrektheit der Angaben besteht nicht.

Students for Students is a Projekt of RCDS (Ring Christlich-Demokratischer Studenten)  
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Federal Head Office - Paul-Lincke Ufer 8 b, 10999 Berlin

info@rcds.de

Responsible for content according to § 5 TMG:  
Federal Executive Director RCDS