

## How to find accommodation in Kaiserslautern

Dear students,

We as International Office are happy to welcome you at Hochschule Kaiserslautern and hope you will have a successful and pleasant time with us. As we know, finding a room/apartment is a very important aspect of your preparations. But experience has shown us that finding a suitable and affordable accommodation in Kaiserslautern might be challenging. Therefore, we have created the following brochure in order to support you with this. Nevertheless, **the initiative in finding accommodation needs to come from your side**. You need to start searching as soon as possible, ideally right after being admitted to Hochschule Kaiserslautern and not only after receiving your visa. During the 2 months before the official start of the semester many people will be looking for an apartment. In Germany, on-campus accommodation offered by the university itself is not a very common thing. Instead, student housing is offered by the Studierendenwerk Kaiserslautern, a union that is in charge of public student housing. However, places are limited (approx. 10% of the students live there) and most students either live with their family or in a shared apartment. This means that everyone has his or her own bedroom and depending on the apartment they are staying at, all other facilities such as bathroom, kitchen or living room might be shared with the other residents. As a consequence of this concept, students live all across town.

### What to consider

- Location:  
Campus Kaiserslautern, Schoenstr. 11  
Which neighbourhoods are easy to reach by foot/ bus? ([www.swk-kl.de/en.html](http://www.swk-kl.de/en.html))
- Rent:  
How much can you spend on rent? Consider the difference between total rent („Warmmiete“) and basic rent („Kaltmiete“). Normally, the total rent for a room varies between approx. 300€ - 450€.
- Deposit:  
Has to be paid upfront (approx. two or three months' rent) and will be given back to you at the end of your stay if the apartment/furniture is not damaged.
- Try to find out whether an apartment is furnished or not.

## Finding accommodation

- Hochschule Kaiserslautern has a cooperation with Studierendenwerk Kaiserslautern, a union that is in charge of public student housing.
- Places are extremely limited, so you should register as soon as possible.
- An application does not automatically mean you will get a room. Therefore, you definitely need to look for an alternative in addition to that.
- As soon as you have been accepted to Hochschule Kaiserslautern, we will send you an email with the housing details including a link. If you are planning/hoping to get a room at the dormitories, apply immediately.
- Once you have submitted your application, you will receive a confirmation email from the Studierendenwerk that has to be confirmed by you. Without your confirmation, the application will not be processed!
- The application is not a rental contract.
- The Studierendenwerk will inform you about available rooms. After that happens, you need to accept the offer as quickly as possible. Otherwise, the room might be given to someone else.
- Confirmation regarding a room will be issued at the earliest 4 to 6 weeks before the semester starts, since the former tenants will not terminate their contracts earlier.

<https://www.studierendenwerk-kaiserslautern.de/en/housing/student-housing>

Another student dormitory in the city center is the "Studienresidenz Kaiserslautern" (Wackenmühlstr. 16 and Ziegelstr. 59, a 15-mins walk from campus): <http://www.studentenbude-kaiserslautern.de/>

Furthermore, there is "Staytoo", a company that owns buildings with private student dormitories. They rent single rooms in Kaiserslautern (Trippstadter Straße 115, towards TU Kaiserslautern with good bus connection). Please submit your applications here: <https://www.staytoo.de/en/booking/>

In case you do not get a room in a dormitory or you prefer to find a room/an apartment on the private rental market, there are several links that might help you in finding an accommodation in Kaiserslautern:

### Finding a shared apartment:

Here, you can find rooms in shared apartments. They are offered by private persons.

- <http://www.wg-gesucht.de/> (available in both German & English)

### **Finding an apartment in general:**

On the following pages, both private persons and real estate agencies advertise apartments.

- <https://www.studierendenwerk-kaiserslautern.de/en/housing/private-residential-market>
- <https://www.immowelt.de/> (only available in German)
- <https://www.wohnung.net//> (only available in German)
- <https://www.immobilienscout24.de/> (only available in German)
- <https://www.immonet.de/> (only available in German)
- <http://immo.rheinpfalz.de/> (only available in German)

### **Finding an apartment with a real estate agency**

Finding an apartment with a local real estate agency is also a possibility. Have in mind that there is a new law in Germany saying that the commission fee is no longer paid by the tenant. However, depending on your contract, some additional charges may apply. Contact details can be found on this website: <http://www.gelbeseiten.de/immobilienmakler/kaiserslautern>

### **Finding a temporary solution**

If you should not be able to rent a room/apartment upfront (due to visa issues etc.), you might need to find a temporary solution until you are able to rent an apartment. Here are some helpful links:

- <https://www.airbnb.de/> (available in both German & English)
- <http://www.booking.com/> (available in both German & English)
- [Jugendherberge Hochspeyer \(diejugendherbergen.de\)](http://www.jugendherberge.de/) (only available in German)

### **During your stay**

Please have in mind that most apartments/dormitories have certain house rules you should respect. Some of them might be:

- No loud music after 10pm
- Weekly cleaning of both the private room and the common space
- Regular ventilation of the rooms
- Cleaning of stairwell/pavement
- No overnight guests (only under certain circumstances)

## What to do before moving out

Before you move out, there are several things you should consider:

- Some landlords expect you to paint the rooms (mentioned in the rental contract)
- The apartment should always be thoroughly cleaned (if you are not able/willing to do that, you will have to hire someone) and all garbage has to be removed
- If something is damaged, tell your landlord upfront and take some pictures of the damage
- Make sure all ancillary costs are paid
- Check your rental contract for more duties/obligations

## Helpful vocabulary/abbreviations

**Kaution:** Most landlords require a security deposit that will be given back to you at the end of your stay if the apartment/room/furniture clean and has not been damaged. Normally, the deposited amount will equal a two or three months' rent.

**Kaltmiete (KM):** Only the basic rent; ancillary costs such as use of water, gas, electricity, heating, etc. are not included.

**Warmmiete (WM):** All additional running costs are included; additional costs for telephone, television, Internet are usually not included and have to be paid additionally.

**Nebenkosten (NK):** Ancillary costs (use of water, gas, electricity, heating, etc.)

**DG:** „Dachgeschoss“ → top floor

**EBK:** „Einbauküche“ → built-in kitchen

**EG:** „Erdgeschoss“ → ground floor

**AB:** „Altbau“ → old building

**ELW:** „Einliegerwohnung“ → granny flat

**FBH:** „Fußbodenheizung“ → underfloor heating

**FW:** „Fernwärme“ → district heating

**GEH:** „Gasetagenheizung“ → gas single-story heating

**HK:** „Heizkosten“ → heating costs

**KR:** „Kellerraum“ → basement room

MFH:	„Mehrfamilienhaus“ → multiple dwelling
NB:	„Neubau“ → new building
NR:	„Nichtraucher“ → non-smokers only
OG:	„Obergeschoss“ → upper floor
TG:	„Tiefgarage“ → underground car parking
TLB:	„Tageslichtbad“ → daylight bathroom
VB:	„Verhandlungsbasis“ → basis for negotiation
Wfl:	„Wohnfläche“ → living space
ZH:	„Zentralheizung“ → central heating
ZKB:	„Zimmer, Küche, Bad“ → room, kitchen, bathroom

### **Further information**

For further information regarding housing, please check the following links:

<https://www.studierendenwerke.de/themen>

<https://www.studierendenwerk-kaiserslautern.de/en/housing/international>