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Housing & Accommodation in and around Darmstadt

Everything you need to know
before you arrive

Outline

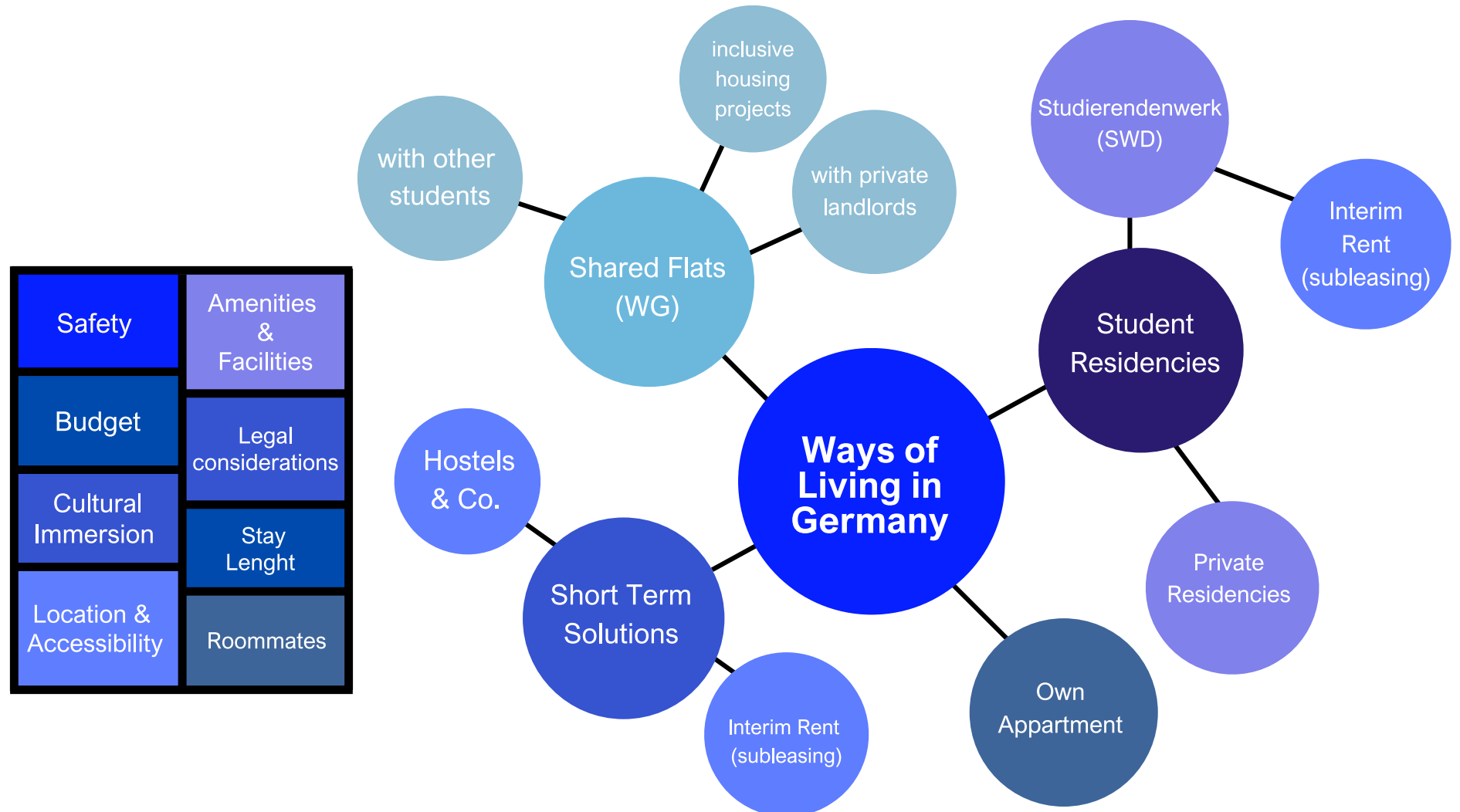
- Types of Accommodation
- Approaching the German housing market
- Calculation costs
- What is WG-Gesucht?
- Financing Your Studies
- List of Documents
- The Do's & Don'ts to avoid Scams
- Resources to find accommodation (Websites & Links)
- City Registration
- **Website for International Students**
- **Save the Date: Online Basis Course**
- **Contact Person for Non-Academic Concerns (*other than Accommodation Search*)**
- Q & A Session



What do you search for
when looking for
Housing?



Key Factors when choosing



Types of accommodation

1

Student Residence

(Studentenwohnheim)

- Shared apartments (**Wohngemeinschaft, WG**) or individual rooms in dormitories.
- **€400-550**/month & person
- **High demand**; early application needed.
- Studierendenwerk Darmstadt.

2

Private/Shared Apartment (Wohngemeinschaft or WG)

- Renting a room in a **shared flat** with other students or young professionals.
- **€450-€600**/month & person
- Requires **coordination** with roommates.
- WG-Gesucht, Ebay Kleinanzeigen, Bauverein.

3

Sublet Apartments (Untermietung)

- Renting a room from a **family or individual**.
- **€450- €800**/month & person
- **Temporary** solution, stay only for a few months.
- WhatsApp, Social Media Groups, Bread & Breakfast.

4

Private Wohnheime

- Fully furnished apartments, all-inclusive amenities.
- **€450- €800**/month & person
- Modern convenience **but at higher costs**
- THE FIZZ, Stolze Haus, Felixx Student Homes, etc.

Housing Related Expenses

The total monthly rent or *Warmmiete* for an apartment is divided into:

- ❖ Basic rent (*Kaltmiete*): part of the rent that covers the use of one or more rooms.
- ❖ Utility costs: if you add the expenses for water, gas, heating etc., you get the total rent (Warmmiete).
- ❖ **Deposit:** usually three times the monthly basic rent; is security for your landlord/landlady
- ❖ You will receive the deposit back when you move out if you leave the apartment in good condition.
- ❖ [Abbreviations](#) frequently used in apartment advertisements

Expense	Typical Cost €	Notes
Cold rent (Kaltmiete)	€350 -700	Base rent excluding utilities; depends on location and type of accommodation.
Utilities (Nebenkosten)	€100–250	Often includes heating, water, garbage collection, and building maintenance.
Electricity	€30–60	Sometimes included in utilities, but often billed separately.
Internet	€20–40	Shared apartments often split this cost among roommates.
TV/Radio Licence Fee (Rundfunkbeitrag)	€18.36 per household	Mandatory fee, usually shared among all occupants.
Security Deposit (Kautions)	2–3 months' cold rent	One-time payment, refundable at the end of the tenancy if no damages occur.
Rental Contract/Administration Fees	Usually €0	Charging tenants administration fees is generally not permitted in Germany.
Furniture (if apartment is unfurnished)	€100–800+	One-time cost; many students buy second-hand furniture
Household Items	€50–200	Kitchenware, bedding, cleaning supplies, lamps, etc.

Student residences

Good to know: The rooms are for only approx. 8% of students in Darmstadt, of which approx. 50% are international students.

- ❖ Rent depends on location, size, and furnishings.
- ❖ Own room but **share the bathroom and the kitchen.**
- ❖ Family-friendly accommodation for students
- ❖ Apply, apply, apply!

Webpage of the [Studierendenwerk in Darmstadt](#)



Shared flats (WGs)

Good to know: Every household in Germany contributes to the *Rundfunkbeitrag* through the single broadcast contribution number. In return, they also get free access to all the content produced by the public broadcasters called *Mediatheken*.

- ❖ Costs for rent, electricity, broadcast contribution, and internet are shared.
- ❖ Own room but **share the bathroom and the kitchen**.
- ❖ Most common way to live among other students
- ❖ You have to sell yourself as a great tenant and roommate!
 - Most visited Webpages:
 - [Wg-gesucht](#)
 - [Housing anywhere](#)



WG-Gesucht

- ❖ The most popular online platform for shared housing, apartments, and temporary stays in Germany. Widely used by students and young professionals.
- ❖ It connects landlords, tenants, and roommates directly.
- ❖ Offers filters for location, budget, and preferences.
- ❖ Features include direct messaging with landlords or roommates.

Usefull Links on:

- How to write a successful application: [Click Here](#)
- Addressing a landlord/lady the correct way: [Click Here](#)
- Viewing Appointment: [Click Here](#)

Private student residences

- ❖ Rent depends on the location, size, facilities, and whether it is furnished.
- ❖ Usually single or double apartments, sometimes also shared flats.
- ❖ Often common rooms for all residents.

In Darmstadt

- [The Fizz](#)
- [Stolze Haus](#)
- [Campus Living](#)
- [Yugo – Elementum](#)
- [Linders](#)
- [ESG Darmstadt](#)

In Dieburg

- [Quartier 56](#)
- [Vonovia](#)



Private apartments or WG

Good to Know: If the object says *WBS required*, forget it!

- ❖ Expensive and bureaucratically complicated form of accommodation.
- ❖ More comfortable.
- ❖ You could also join with fellow students and create your own WG.
- ❖ If cheap. mostly socially subsidized apartments.

Find Apartments:

- [Immobilien Scout](#)
- [Meine Stadt](#)
- [Immo Zentral](#)
- [Immo Net](#)
- [Immo Welt](#)
- [Kleinanzeige](#)
- [Bauverein](#)
- [Wunderflats](#)

Tipp: Only look for apartments that include a EBK. Kitchen included!

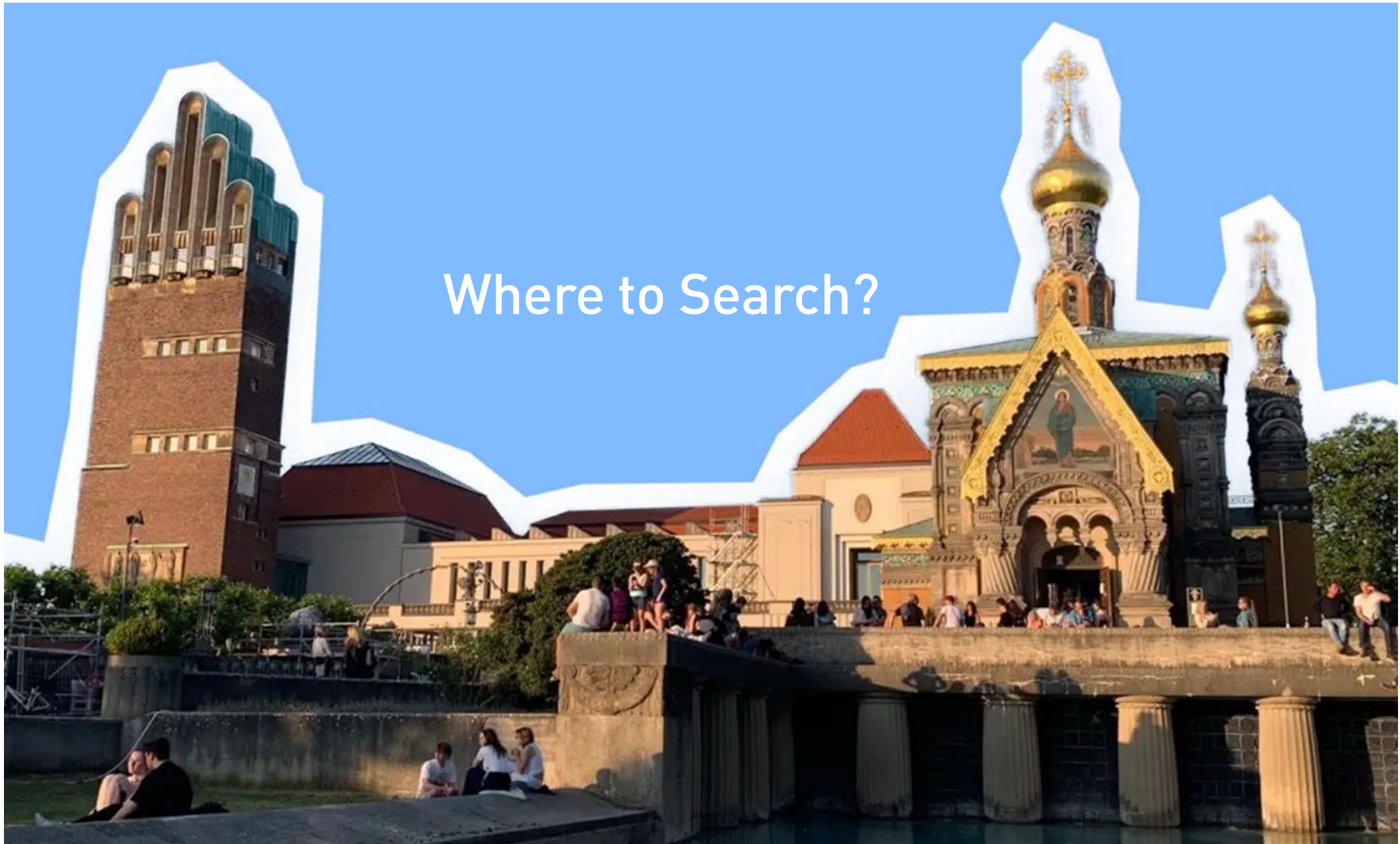
Addressing the members of a Flat share

Your chances of finding a flat share are much better if you:

- ❖ Write a **personalized** email to the people living in a flat share. Many people in Germany do **not** like emails that are copy-and-pasted (i.e. the same email sent to a lot of people)
- ❖ Include details of the room that they are offering and why it may suit you
- ❖ Include **details about yourself** (your hobbies and interests, things that are important to you, or maybe even a fun fact about yourself)
- ❖ If possible, say why living with the people of this specific flat share may be a good fit for you

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Where to Search?

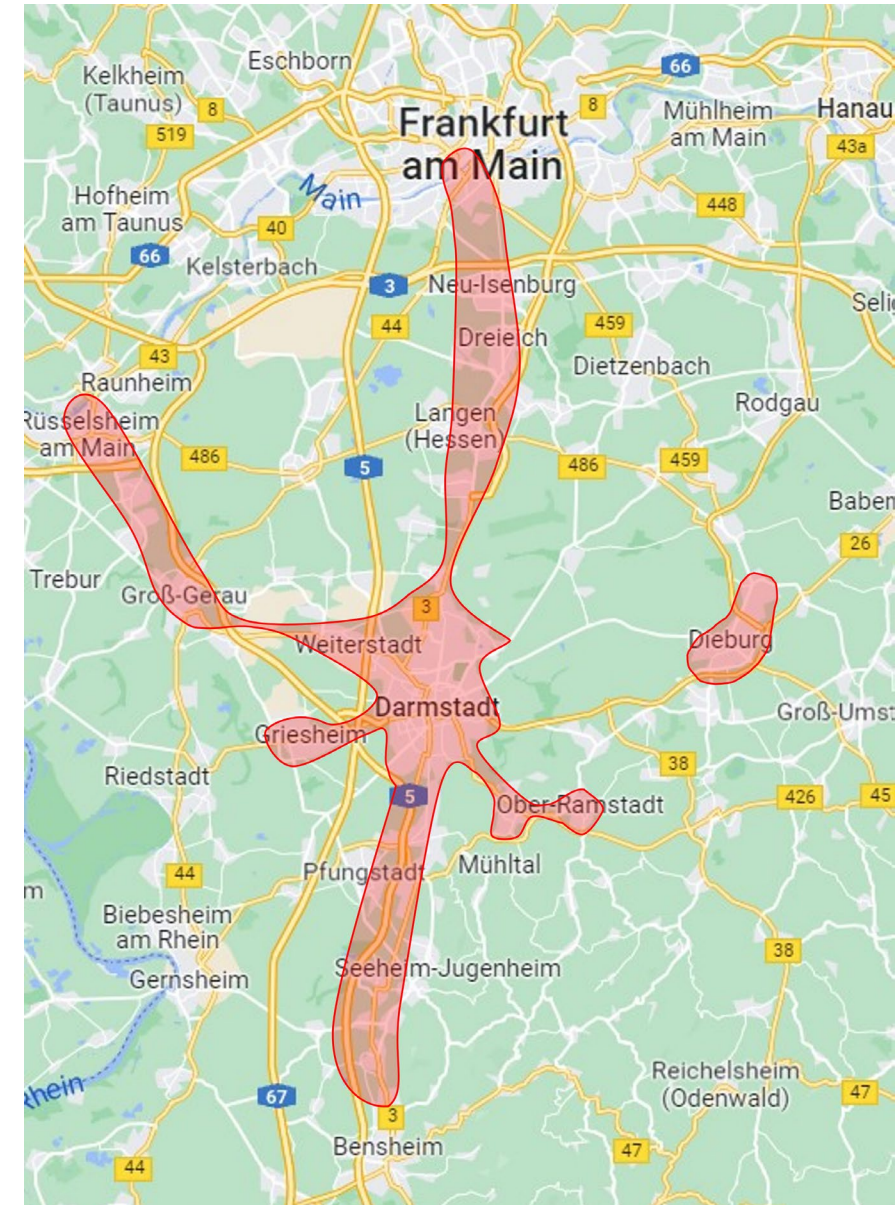


Search Radius

- ❖ Darmstadt is really well connected; searching for housing should be linked to expanding your search radius.
- ❖ As a student, you have a [semester ticket](#) that is valid throughout Germany.

Check out Darmstadt suburbs or towns nearby:

- Eberstadt
- Dieburg
- Griesheim
- Wixhausen
- Weiterstadt
- Messel
- Ober-Ramstadt
- Roßdorf
- Groß-Gerau
- Mühlthal
- Erzhausen



Document Preparation

Landlords/ladies may ask for:

- ❖ Passport or ID (please cover up the number on the ID to avoid scams)
- ❖ University admission or enrolment letter
- ❖ Proof of financial resources
- ❖ Guarantor (not always)
- ❖ Visa

Tip: A **tenant self-disclosure** (Selbstauskunft) is a formular provided by the landlord that you fill in with personal details. You can hand this after seeing the room/apartment, not before. It might rise your chances of getting the place.

Good to know: A *Schufa* document is the German credit score that indicates your creditworthiness based on your historical financial behavior. Basically, is not for you.

Avoid Scams!



The do's

- ❖ Request a viewing: Always view the property in person or request a video
- ❖ Check details such as photos, address, and descriptions.
- ❖ Meet in person: Prefer face-to-face meetings with landlords or roommates.
- ❖ Check contracts: Make sure you receive a formal lease before paying.
- ❖ Research pricing: Compare with similar listings to avoid suspiciously low offers
- ❖ Use secure payment methods: Only pay by bank transfer to a verified account in Germany.

Tip: As AI becomes more sophisticated, reverse image searching is an important tool for confirming the reality of photos.

Scam Alert!



Be Skeptical when:

- ❖ The information does not make much sense
- ❖ The bank account is in another country
- ❖ The keys will be sent by post
- ❖ The landlord/lady asks for an advance payment
- ❖ Fraternity offers
- ❖ Rooms explicitly for females at really low prices
- ❖ The contract is poorly written in German and has typos
- ❖ Overly perfect offers
- ❖ Offer an agreement just after paying a deposit

Tip: As AI becomes more sophisticated, reverse image searching is an important tool for confirming the reality of photos.

Be Responsive, constant & Flexible!

Good rooms can disappear within hours. Check housing websites daily, reply promptly, and write a polite introduction about yourself when contacting landlords or current tenants.

Consider Temporary Accommodation

Students typically choose between:

- ❖ Monteurzimmer → usually for a couple of nights. Really affordable
- ❖ Couchsurfing → most popular choice for sharing and connecting
- ❖ Hostel/ Jugendherberge → more expensive and less common among students
- ❖ Airbnb → if you are lucky, you get nice spots in the city for not to much

Contracts

Read the tenancy agreement carefully to understand the financial and legal consequences

- ❖ Utilities

You often only pay a contribution to the operating costs!

You may receive an **additional bill** as soon as the annual statement closes.

- ❖ Possible clauses

Rent increases or possibilities or personal contributions for repairs.

- ❖ Main tenants

The person who has concluded the **rental agreement**

If only one person is the main tenant, they are primarily responsible.

Tip: When handing over the keys, document **everything** that is broken (**make photos**) so that you are on the safe side when it comes to repair costs and the repayment of your deposit.

More Information about rental contracts in Germany can be found [here](#).

Resources



Facebook Groups:

Are always helpful for short-term renting but are more susceptible to scams.

[Wohnen in Darmstadt | Facebook](#)
[Miete & Vermieten von Wohnung in Darmstadt und Umgebung | Facebook](#)
[Wohnung Darmstadt | Facebook](#)



Telegram Groups:

Students of Darmstadt:

<https://t.me/StudentsofDarmstadt>

ESN Darmstadt International:

[Telegram: Join Group Chat](#)



WhatsApp Group:

Darmstadt Indian Association e.V:

[Darmstadt Indian Association e.V.](#)

[Lateinamerican Group](#)

Resources within the h_da

[Moodle course](#): Internal h_da Room Exchange Market



h_da [website](#): Apartment search



City Registration

- ❖ If you stay in Germany for more than **90 days**, you need to officially register as a resident in the city you live in (at the city hall).
- ❖ If possible, look for flats that can guarantee that you receive a document from your landlord/lady called „[Wohnungsgeberbescheinigung](#)“ ☒ you need it to register your address!
- ❖ The certificate must be presented when you first move in; that means every time you change your address, you need to present it.
- ❖ The residence will be registered as your primary residence, where you will get all important documents via post.

Useful links

- ❖ Helpful website for international students at h_da.

<https://h-da.de/en/international>



- ❖ If you require some **legal advice**:

- Visit the [Asta Webpage](#) for [legal counselling](#) of the Studierendenwerk

Contact us

Housing Support for Int. Students

Diana Rivas

Consultation Hours:

Online via email or in person on Tuesdays (13:30 – 15:00)

Schöfferstraße 3. Building C23. Room 02.10

Email: housing.international@h-da.de

Website: <https://international.h-da.de>



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Q&A