



h_da

How to find accommodation in Darmstadt or Dieburg?

Tips and tricks

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General Information

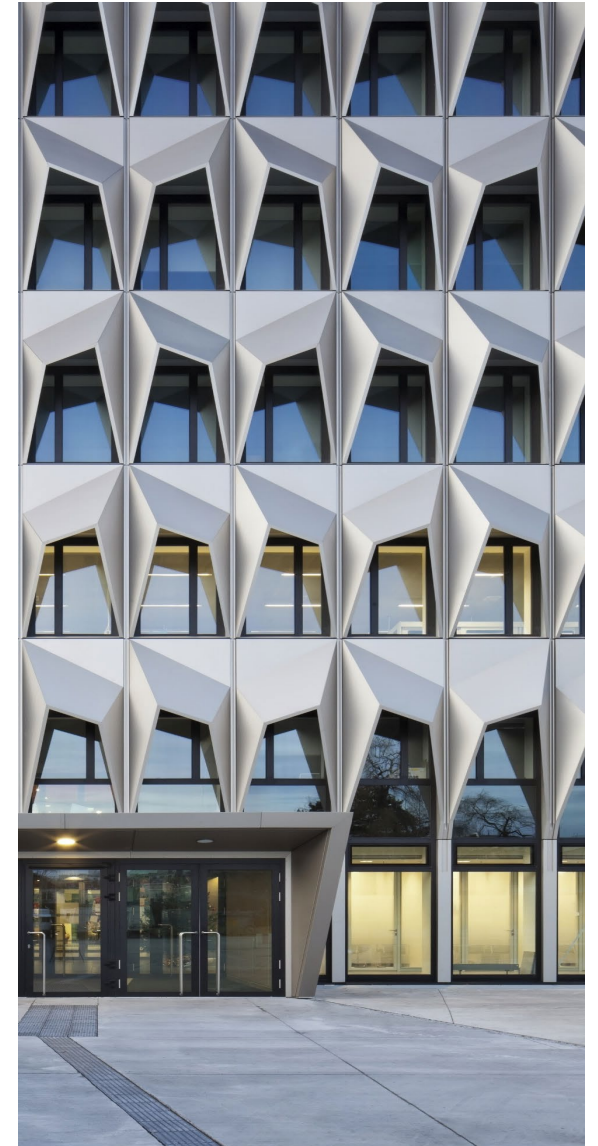
- Darmstadt is a university city. There are six universities which have their buildings spread all around.
- The h_da Campuses are in Darmstadt city and in Dieburg, a neighbour town.
- As so many people study here, it is important to search for housing and accommodation as soon as possible. (At least six months in advance is recommended)
- Please note that a room is not linked to the admission to study at the h_da.

- You should calculate around €350 - 650 for total rent monthly (plus side expenses) to live in Darmstadt or in Dieburg. (Depending on the housing type)
- We share this presentation for you to get tips and tricks for your apartment search and without any claim to completeness.
- The information we share is not legally binding.
- You are responsible for finding accommodation on your own, but the university can provide support during your search.



Outline

- Search Radius
- Rental Basis
- Forms of Living
- Avoiding Scams
- City Registration
- Helpful links and Ressources

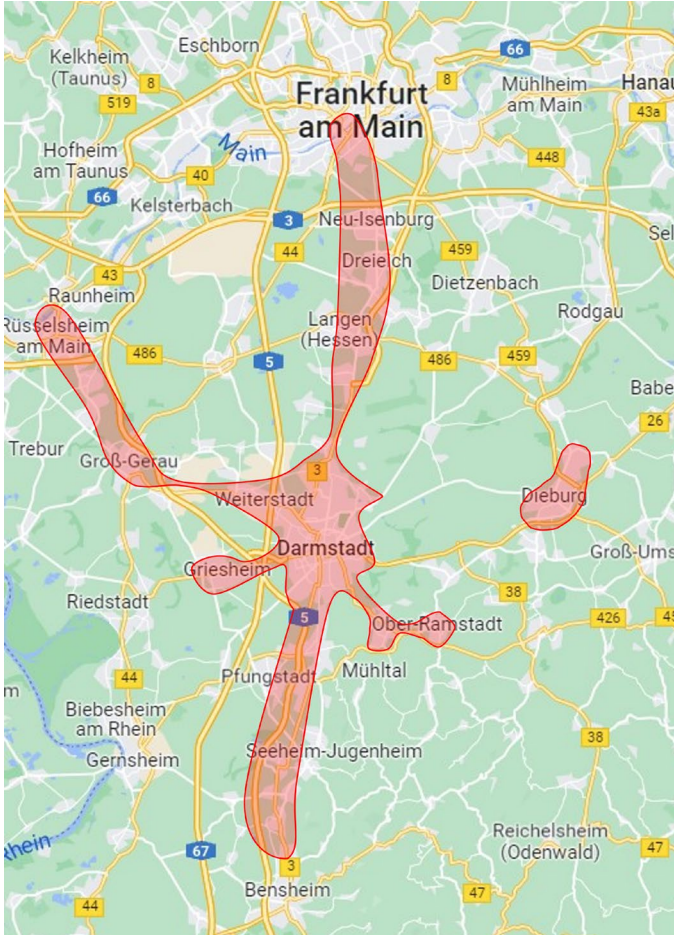


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Darmstadt



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](#) with which you can **use public transportation in Hessen**. There are no additional costs for public transportation if you live outside the area and you can upgrade your ticket to travel through Germany.
- Check out Darmstadt suburbs or towns nearby. For example Messel, Griesheim, Weiterstadt, Ober-Ramstadt, Roßdorf, Groß-Gerau, Mühlthal, or Erzhausen, etc.

Rental Basis

- The monthly rent for an apartment is divided into cold rent and warm rent:
 - The basic rent (Kaltmiete), is the part of the rent that covers the use of one or more rooms.
 - If you add the costs for water, gas, heating etc., the so-called utility costs, you get the total rent (Warmmiete).
- **Deposit:** usually three times the monthly basic rent; serves as 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

Calculation and Deposit

Utility costs (Nebenkosten)	Basic Rent (Kaltmiete)	Warm Rent (Warm miete)
Electricity	×	✓ / ×
Water	×	✓
Heating	×	✓
Internet & WLAN	×	✓ / ×
Building Maintenance	×	✓
Basic Rent	✓	✓

Deposit: It always consists of 2-3 months' cold rent.

Documents needed

- The landlord/lady will ask you the following documents to prove identity & income.
 - Proof of Income (Einkommensnachweis) Document showing ability to pay rent.
E.g: **Block Account Certificate**
 - Copy of ID or **Passport**
 - Proof of University **Enrollment** (Immatrikulationsbescheinigung)
 - **Residence Permit** (Aufenthaltstitel)
 - There is **no legal entitlement** to give this information before viewing, but potential tenants who refuse to provide infos would potentially not be given a contract.

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 to get the place.

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

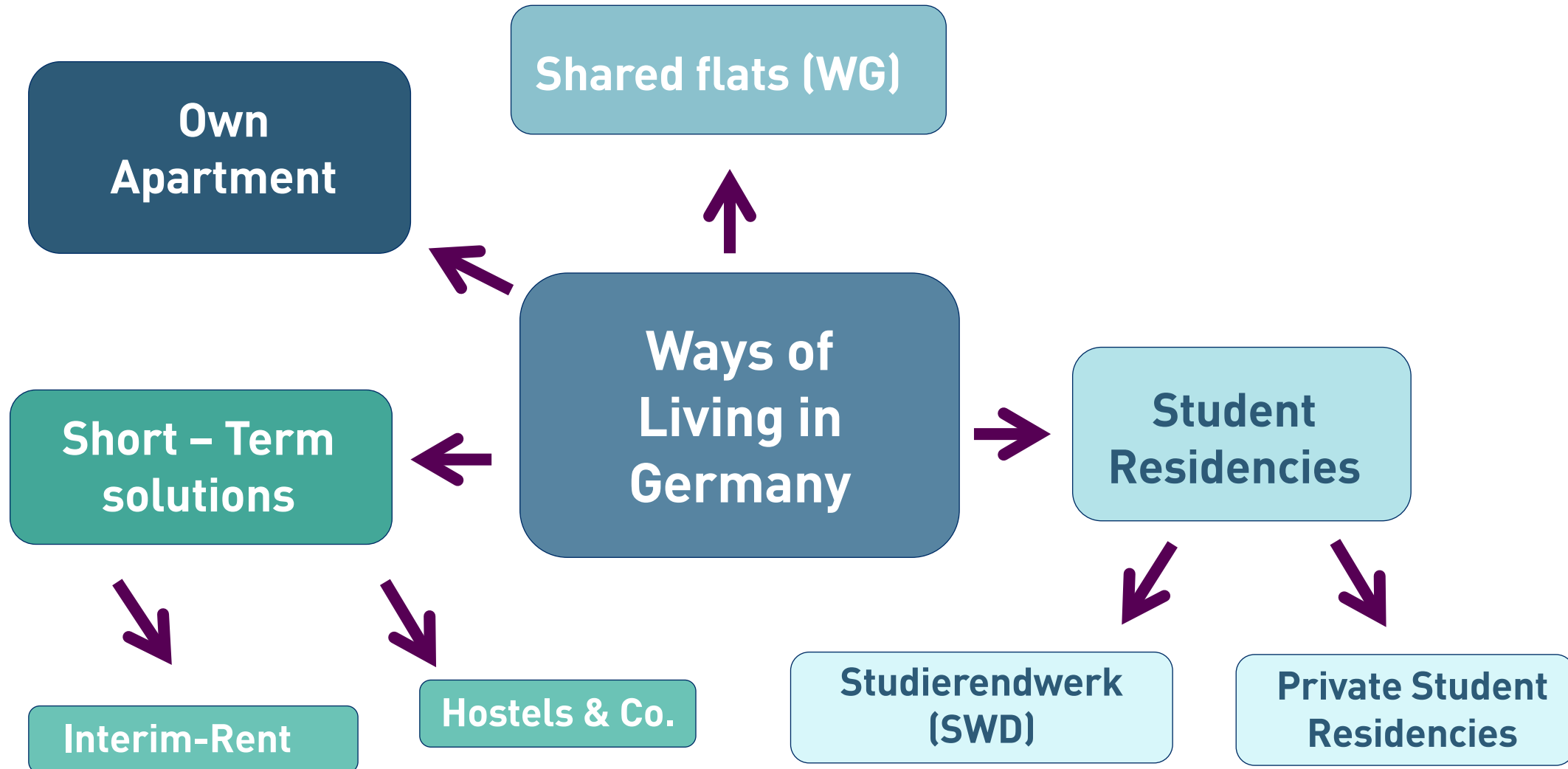
Contract

- Read the tenancy agreement carefully to understand the financial and legal consequences:
 - You often only pay a contribution to the operating costs. You may receive an **additional bill** as soon as the annual statement has been drawn up.
 - Pay attention to **possible clauses** on rent increases or personal contributions for repairs.
 - Pay attention to whether only one person or all of them are the **main tenants**. If only one person is the main tenant, they are primarily responsible.
 - Who is the main tenant? The person who has concluded the **rental agreement** or is recorded as such in the rental agreement.

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](#).

Types of Accommodation



Student residences of the Studierendenwerk

- The rooms are very popular, and you have a **waiting list** from 6 to 24 months.
- Is often the **cheapest form** of housing.
- The rent depends on the location, size and furnishings.
- You live in an apartment with other students and **share the bathroom and the kitchen**.
- There are also some single apartments or **apartments for families**.
- It is very likely that you will not get a room straight away.
- It still makes sense to **apply early**, then you will be on the waiting list.

Here is the webpage of the [Studierendenwerk in Darmstadt](#)

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

Private student residences

- The rent depends on the location, size, facilities, and if it furnished or not but is generally more expensive than in the halls of residence run by the Studierendenwerk.
- There are usually single or double apartments, sometimes also shared flats.
- There are often common rooms for all residents.

In Darmstadt

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

In Dieburg

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

Shared flats (WGs)

- In a shared flat, several students live together in a privately rented apartment.
- The kitchen, bathroom and sometimes a living room are shared, but each flat mate has their own bedroom.
- The costs for rent, electricity, broadcast contribution and internet are shared.
- This form of cohabitation is one of the most popular among young people in Germany.
- You can search for shared flats yourself or place your own search ad in the following webpages:
 - [Wg-gesucht](#)
 - [Housing anywhere](#)

Tip: After moving into a shared flat, ask for the broadcast contribution number of the house so you can share the payment with your flat mates.

Nice to Know: Every household in Germany contributes to the *Rundfunkbeitrag*. In return, they also get free access to all the content produced by the public broadcasters called *Mediatheken*.

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.

Useful Links on:

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

Own Apartment – Or WG

- Renting your own apartment is the most comfortable, but usually also the most expensive and bureaucratically complicated form of accommodation.
- Nonetheless, it is the most appropriate form of living for families.
- You could also join with fellow students and create your own WG.

Tipp: Only look for apartments that include a EBK. That means the kitchen is included!

Nice to Know: If in the object says *WBS required* you cannot move into it as it means it is a socially subsidized apartment.

Find Apartments:

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

Short-term Accommodation

- If you do not yet have accommodation at the start of the semester, you can try. **Interim rent / subletting.**
- Many students sublet their room for a limited period if they are **going abroad** themselves or completing an internship elsewhere. You can find available rooms on:
 - WG-Gesucht
 - Facebook
 - Telegram
 - WhatsApp
- You can also rent a room in a hostel/hotel, a youth hostel or private housing until you have found permanent accommodation
 - [Greet Hotel](#)
 - [Jugendherberge](#)
 - [Couch Surfing Darmstadt](#)

Possible Scams

- **2-room apartment, 45sqm, city center: 350 euros:**

"If you transfer a deposit, we will send you the keys for viewing ..."

As the landlords (allegedly) live abroad, you are asked to transfer money to view the apartment? Don't get involved!

- **1-room apartment, 35sqm, close to campus, 300 euros warm, 300 euros cold.**

"You can transfer the deposit to my account in the Netherlands ... then we can sign the contract"

Tip: You should only pay a deposit just after signing a tenancy agreement.

Nice to Know: You should also be skeptical if the information does not make much sense, for example, if the warm rent is the same as the cold rent.

Be cautious about the following ads

- 16 square meters for 120 Euro chic old building in top location
9er WG (0 women & 8 men) seeks 1 man

This is probably a room in a **student fraternity**, as they can usually offer very cheap rooms. Most student fraternities are gender homogeneous and usually only accept men - sometimes even only Germans. The political spectrum of the student fraternity can range from right-wing conservative to right-wing radical.

- Cheap room for rent to young female student

Dubious people may be behind room ads that are **aimed exclusively at women**. Some ads suggest that the rent is to be paid through *sexual services*.

Tip: It is better not to move in either of both but if you have any questions, please write us.



Avoid Fraud – The Dont's

- **Do not pay in advance:** Never send money before you have viewed the property or signed a contract.
- **Don't give out sensitive information:** Don't give out personal details such as copies of ID cards before you have confirmed their legitimacy.
- **Don't trust overly perfect offers:** Be wary of offers that seem too good to be true.
- **Do not communicate outside of WG-Gesucht:** Avoid offers to move conversations to WhatsApp, Telegram or email.
- **Don't ignore red flags:** Walk away if the landlord refuses a viewing appointment, pressures you to pay, or communicates poorly.



Avoid Fraud – The Do's

- **Check details:** such as photos, address and descriptions.
- **Request a viewing:** Always view the property in person or request a video tour.
- **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.



City Registration

- After signing a contract is important to get a certificate called [Wohnungsgeberbescheinigung](#). This certificate must be issued by the landlord/lady or main tenant of the apartment to confirm that you have moved into the apartment.
- You need to make an appointment in the registration office of the city you live in and present it.
- The certificate must be presented when you first move in, that means every time you change your address, you need to present it.

More Tips and useful links

- The [comeTOgether](#) student team can also help you with counseling to find and apply for private rooms/flats. They also have a list of private accommodation offers.
- In this link, you can find more [Tips](#) on accommodation
- In this link you can [Find](#) Student Residencies in Darmstadt
- Check out this Guide on [how to find](#) an apartment in Germany
- If you are in need of some **legal advice**:
 - visit the [Asta webpage](#)
 - Check the [legal counselling](#) of the Studierendenwerk
- Further options for **help, support & advice for students** (in german)
 - Visit this link [here](#)

Social Media Groups

Facebook-Groups:

- [Wohnen in Darmstadt | Facebook](#)
- [Wohnungen mieten & vermieten 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-Groups:

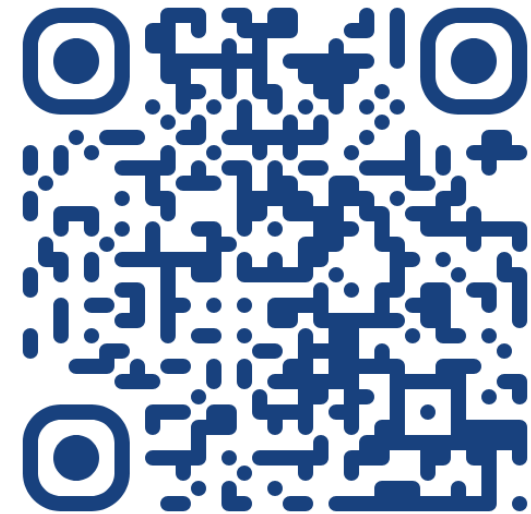
Darmstadt Indian
Association e.V:
[Darmstadt Indian Association e.V.](#)



The h_da for international Students



www.h-da.de/international



www.h-da.de/international

→ Apartment search

Consultation hours

Contact

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