

Accommodation Guide

This leaflet is meant to provide general information only and is not intended as or comparable to legal advice. The International Office of Heinrich Heine University disclaims any liability concerning the accuracy or completeness of the details given. The offers and companies listed are a compendium of the results of our research only, as of the date given on the document. Enlisting them does not imply a recommendation.

1. Helpful keywords for searching for platforms:

studenten-wohnung
wohnungsbörse
wohnen für Hilfe
salz und brot
wg-welt
studenten-wg
mitwohnzentrale
wg-gesucht
studis online

2. Municipal housing office

The [Wohnungsamt](#) (municipal housing office) of the city of Düsseldorf offers assistance with finding accommodation for students. Please make a personal appointment. The Homepage is in German language only.

3. Residential districts in Duesseldorf / Average rent in Euro per square meter

The University campus is located on the borders of the quarters **Bilk** and **Wersten**. Bilk is therefore popular with students and you will find many cafes and bars there. Other central quarters are **Friedrichstadt**, **Carlstadt**, **Stadtmitte** (Center), **Unterbilk**, **Oberbilk**, **Flingern**, **Düsseltal** and **Pempelfort**. By clicking on the quarters in this [district map of Duesseldorf](#) you will find short descriptions in German and photos of the area.

You can find an overview of the Mietspiegel (average rent) in Euro per square metre (of the year 2020) for the individual districts of Düsseldorf here:

<https://www.wohnungsboerse.net/mietspiegel-Duesseldorf/5226>. You can use this to check whether the rent for accommodation is appropriate.

Note: In smaller towns and communities outside Düsseldorf rents are usually lower.

Bus and train connections are usually good. With your semester ticket, you can use public transport throughout NRW free of charge.

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City	Average square meter price (Kaltmiete) in Euro (07/2020)	Average travel time (in minutes) to the HHU Düsseldorf (by bus/train/tram)
Düsseldorf	12,86	---
Meerbusch	11,10	40
Hilden	9,43	45
Langenfeld	9,85	
Ratingen	9,53	50
Erkrath	8,22	40
Neuss	9,16	33
Mönchengladbach	7,34	55

Source: <https://www.wohnungsboerse.net/mietspiegel-mietpreise>

4. Glossary & Important aspects of renting private accommodation in Germany

Abbreviations: frequently used in housing adverts: **3ZKDB** = 3 Zimmer (rooms), **Küche** (kitchen), **Diele** (corridor), **Bad** (bathroom); **EK** = Einbauküche (kitchenette)

The monthly rent for a flat is divided into **Kaltmiete** (basic rent) and **Warmmiete** (total rent). Kaltmiete is the part of your rent that covers the use of one or several rooms. Adding the costs for waste collection, water, gas, heating and other amenities in the house, the so-called **Nebenkosten (NK)**, or utility costs, gives you the Warmmiete, or total rent. At the start of the year you don't know how much water, electricity or gas you are going to need. So you make an advance payment every month. Then at the end of the year you either get money back or you have to pay some more.

Kaution: Means the security deposit you will need to pay with the first rent, regularly three monthly rents. The deposit is returned when you move out, if you leave the flat in good condition.

Mietvertrag: All information about the rent and deposit is in the Mietvertrag (tenancy agreement). It also tells you whether you need to redecorate the premises when you vacate them. It also gives you information about your notice period. You often have to sign a handover certificate when you move in. This certificate details whether anything in the apartment is defective, for instance. Then you and the landlord know for certain that it wasn't you who broke it. Read the tenancy agreement and the handover certificate carefully before you sign.

Provision: Until 2015, it was customary for the tenant to pay a commission for apartments offered on behalf of the landlord through a broker. However, this regulation was abolished by law. Now the landlord has to pay the commission to the broker. So make sure that you don't have to pay any commission when making rentals.

Rundfunkbeitrag: A fee which is used in Germany to finance public service

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broadcasting and public broadcasters such as ARD, ZDF, WDR and their television, radio and internet services. The contribution is 17.50 euros per month (210 euros per year; status January 2019) and must be paid by every household, regardless of whether a television, radio or computer is actually available and regardless of how many people live there together. An apartment can be registered via an online form for the radio contribution:

<https://www.rundfunkbeitrag.de/>

Strom: Electricity is normally not included in the rent. You will need to get a contract with the local electricity company. Please contact [Stadtwerke Duesseldorf](#).

As a rule flats and rooms in Germany are almost always **unmöbliert** (unfurnished), this means extra costs for furniture.

WG: This is short for **Wohngemeinschaft** and means shared flat. In a WG several students live together in a privately rented flat. The kitchen, bathroom and sometimes a living room are used communally, but each flatmate has his or her own room. Costs for rent, electricity and Internet are shared.

Wohnungsgeberbestätigung: The [confirmation of residence](#) is a form signed by the landlord, proving that the tenant actually has rented a specific apartment. This document must be presented to the **Einwohnermeldeamt** (registration authority) when you register as a resident.

Zwischenmiete: Means a room offer for a limited period of time, usually during a temporary absence of the regular tenant / flatmate. Many students sublet their rooms for a limited period when they themselves go abroad or complete a placement elsewhere. This offers a good interim solution.

5. Housing advertisements where you should become skeptical

- Cheap room to let to a young female student

often, dubious types hide behind room advertisements that are aimed exclusively at women. Better keep your hands off them.

- 2 room apartment, 45qm, downtown: 250 Euro: "Against payment of a deposit, we'll send you the keys to inspect the apartment..."

Since the landlords (allegedly) live abroad, you will be asked to send money to see the apartment. Behind this is simply fraud.

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6. Problems / legal advice / financial difficulties

In case you encounter difficulties with your landlord or another kind of legal conflict you may turn to the Students' Union (AStA) (sozial.referat@asta.uni-dusseldorf.de). Together with the Mieterverein Düsseldorf e.V. (Düsseldorf Tenants' Association) the AStA offers students advice on tenancy law issues. [You can find the current dates in the calendar of events of AStA.](#)

If you encounter financial difficulties you may also apply for **Wohngeld** (housing subsidy) with the municipality. It is granted if you can provide evidence that your income is very low. The limit is calculated for students in each individual case. All information as well as application documents can be found on the [websites of the municipality](#) (in German only).

In case you have further questions on accommodation, please do not hesitate to contact us (feel-at-home@hhu.de).