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## Living

Finding your own flat is a big and difficult task. It is difficult for everyone to find cheap housing in Augsburg. It can take some time until you find your own flat.

You can also find a lot of information and help at the [Augsburg Housing Project](#)


### Search for a flat

#### Start looking for a flat

Finding your own flat in Augsburg is currently very difficult for everyone, including new immigrants. It sometimes takes several months to find a suitable flat.

#### Before you start looking for a flat, think about it:

- What exactly are you looking for (own flat, room in a shared flat)?
- How high can the rent be (upper rent limits, see also Rent/tenancy agreement)?
- What requirements does the flat have to fulfil (size, location, disabled access, etc.)?

 You can find a TODO list for finding accommodation [here](#)

#### Understanding a flat advert

Landlords often use abbreviations when advertising flats. Here you will find a list of all the important [abbreviations](#). This will help you understand the adverts better.

#### Do you need help?

Then contact the following organisations:

 [Wohnbüro](#)

 [Wohnprojekt Augsburg](#)

**Keywords: flat search, room search, flat adverts, find a flat, flat search, flat advice**

#### Search via newspaper

#### Where can you find flats?

- Many landlords advertise their flats in the daily newspapers

#### Augsburger Allgemeine (AZ)

 You can find the newspaper [here](#)

 You can find property adverts every Wednesday and Saturday [here](#)

## **Augsburger Stadtzeitung and das Augsburg Extra**

- Property adverts appear free of charge every Wednesday

**Keywords: flat adverts, flat advertisements, flat rental, rental offers, search for a flat, find a flat**

### **Search on the Internet**

#### **Where can you find flats?**

Most rental offers can be found on the Internet. There are many websites where you can search for flats.

Here you will find a few examples of housing exchanges:

 [Immobilienscout 24](#)

 [Wohnungsbörse](#)

 [Immowelt](#)

 [Immonet](#)

 [Ebay-Kleinanzeigen](#)

**Keywords: property exchange, online portals, apartment adverts, flat advertisements, flat rentals, rental offers**

### **Search on Facebook**

#### **Where can I find flats?**

There are also groups and pages on Facebook where flats are offered, for example:

- WG & Wohnung Augsburg gesucht
- Wohnungen von Privat für Privat in Augsburg
- Wohnung mieten in Augsburg
- Wohnung Augsburg mieten – Wohnungsmarkt
- Nachmieter Augsburg – Mietwohnung & Wohnungssuche

To find other groups or pages, you can enter the following terms in the search field: **Wohnung Augsburg, Flat Augsburg, Mietwohnung Augsburg, Zimmer frei Augsburg, Mieten Augsburg**

**Keywords: search for flat, find flat**

### **Registration with housing associations**

#### **What are housing associations?**

- Housing associations and housing co-operatives offer flats.
- These flats are sometimes slightly cheaper than other flats.

There are several such organisations in Augsburg. It is worth contacting them. You can fill out online forms with many of them.

 You can find a list of possible providers and their contact details [here](#)

 Register with the organisations. They often have waiting lists.

**Keywords: Wohnungsbaugesellschaft, Siedlungsbaugenossenschaft, flat search, flat find, rental flat**

## Sozialwohnungen/Wohnberechtigungsschein (WBS)

### What is social housing?

- Social housing is housing for people with little money. Many people would like to move into these flats. That is why there are special regulations.
- It sometimes takes several years before you get a council flat.

 **Important:** Only complete the application form for social housing in full.

### I would like social housing. What do I have to do?

- You apply for the pre-registration certificate at the Housing and Foundation Office.
- The office will check whether you are entitled to social housing.
- The office will determine your personal urgency level.

**You will receive a certain number of points depending on your social urgency. You can find this on Wohnberechtigungsschein, which will be sent to you by post.**


 You can find more information [here](#)


### Where can I get a Vormerkschein or a WBS?

#### Contact us

Stadt Augsburg

Wohnungs- und Stiftungsamt

 [Mittlerer Lech 5, 86150 Augsburg](#)

 You can download the form for WBS/Vormerkschein [here](#)

 You can find more information on social housing [here](#)

**Keywords: social housing, Vormerkschein, Wohnberechtigungsschein (WBS), affordable housing**

## WG (shared flat)

### What are shared flats (Wohngemeinschaften)?

- Shared flats are a special form of cohabitation.
- Especially if you are looking for a flat on your own, a shared flat can be a good alternative to your own flat.
- Living in a shared flat means that you share a flat with other (often young) people. Everyone has their own room. You only share the communal areas such as the bathroom, kitchen or living room.
- You can find available rooms in shared flats on Facebook pages or groups, for example. You can find an example here: "[WG & Wohnung Augsburg gesucht](#)".

🔗 A good overview of the individual and special features as well as illustrative videos from a shared flat can be found [here](#)

**Keywords: Shared flat, Wohngemeinschaft, Living together**

## Flat viewing

### What do I need for a flat viewing?

There are currently very few flats available in Augsburg. Many people are applying for these flats at the same time. You should therefore obtain all the important documents in good time. This includes SCHUFA information or tenant self-disclosure. If you have these documents with you, this can increase your chances of getting a flat.

💡 Create an "application folder" with all the documents. This way you have everything in one place.

### The application folder should contain the following documents:

- Cover letter (who am I/we are, what do I do for a living, how old are my children, why would I like to rent the flat)
- Tenant self-disclosure
- Copy of identity card or residence permit (note: copy front and back)
- Copy of the notice from the job centre or social welfare office if you are not working
- Proof of salary for the last three months if you are working
- Copy of the Schufa credit report
- Copy of no rent arrears
- Proof of liability insurance

[Here](#) you will find templates and important links for your application portfolio.

**Keywords: Rental documents**

## Renting a flat

### Rental agreement

#### If you are renting a flat, remember the following points:

- You must read the tenancy agreement carefully. If you don't understand everything, ask a friend, counsellor, advisor or helper.
- The tenancy agreement is very important. Once it has been signed, it cannot be cancelled so quickly!
- Check whether there are any damages in the flat. If so, they should be mentioned in the contract.
- Make a note of the meter readings (electricity, water and possibly gas).
- The number of keys should also be noted in the contract.
- If you agree with what is in the tenancy agreement, then sign it.
- If you receive money from the job centre or social welfare office, you must send the tenancy agreement to them for confirmation BEFORE you sign it.

#### Keywords: signing a tenancy agreement, renting a flat

### Rent

#### What is the rent?


- The amount of rent is agreed in the tenancy agreement. When you sign the contract, you agree to pay the rent.
- The rent is made up of basic rent (basic amount), ancillary costs (rubbish collection, operating costs) and heating costs.
- The rental agreement stipulates when the rent is to be paid. If the rent is repeatedly paid late, this can lead to cancellation of the tenancy agreement.

#### Keywords: rent, rent payment, cold rent, ancillary costs, heating costs, tenancy agreement

### Security deposit

#### What is a security deposit?

The security deposit is a guarantee for the landlord. The maximum amount for the deposit is 3 basic rents. If you move out of the flat, you will get the money back.

 **Important:** You must not leave any damage behind when you move out of the flat. Otherwise the cost of the damage will be deducted from the deposit and you will not get this money back.

The job centre can grant the deposit on a loan basis upon application. This is usually unproblematic and will be granted if the accommodation costs are reasonable. The deposit is

usually paid directly to the landlord by the job centre. The repayment of the loan to the job centre is automatically deducted from the monthly standard benefits (normally a maximum of 10%) and retained.

**Keywords: deposit, support, deposit amount**

## Initial equipment

### What is a Erstaustattung?

If you receive benefits from the job centre, you have the option of applying for a Erstaustattung for furniture and furnishings. You will be paid a lump sum according to the number of people, the size of the flat and the equipment required. The Erstaustattung includes furniture, curtains, mattresses, cooking utensils, crockery and, if not available in the flat, a cooker, sink, fridge and washing machine.

💡 **Important:** Make sure you submit the application before purchasing the furniture.

🗺️ A list with an overview of where you can buy cheap and second-hand furniture can be found [here](#).

Caution: It may take some time before the money is paid out! The job centre also has the right (and uses this right) to inspect the flat in order to check the amount of Erstaustattung. Representatives of the Jobcentre will visit your home for this purpose. If it is established that, for example, furniture is already present that is not demonstrably (in writing!) borrowed (e.g. emergency sleeping bed from SKM), you have no further claim to Erstaustattung for these items.

💡 **Information for refugees:** If you move out of accommodation, you are not allowed to take the furniture from the accommodation with you. You therefore need new furniture. You can submit an application to Erstaustattung at the job centre.

**Keywords: Erstaustattung Flat, furniture, crockery, fridge, washing machine, support, initial equipment,**

## In Your Own Home

You have got somewhere to live: What do I have to do?

Having somewhere to live also means taking responsibility for it. Below are a few key things that you have to pay attention to.

You need to read the rental contract carefully. If you do not understand everything, ask a friend/acquaintance to help you. The rental contract is very important, once signed, it can not be cancelled so easily!

Once you have understood and agreed with everything in the rental contract, then you can sign it.

When you have moved into your new home, you should remember:

- You must write your name on the mailbox and doorbell/buzzer of your home so that you can receive your mail.
- Register your address at the [Residents' Office](#) (There's a link to the forms [here](#))
- Report the new address to your employer, your bank and health insurer, etc.

## First steps

### Have you moved into a new flat?

Then remember the following:

- Write your name on the doorbell and on the letterbox. This will enable you to receive mail.
- Register your place of residence at the Citizens' Office  
🌐 You can find the link to the form [here](#)
- Notify your new address to your employer, bank and health insurance company, etc.
- Register electricity and possibly gas
- Register with GEZ  
🌐 You can find the link to the form [here](#)

### Having your own home also means that you take responsibility for it.

What exactly does that mean?

- Read the [house](#) rules.  
The house rules say when the quiet and closing times are. There are also rules on smoking and the use of the courtyard.
- Separate your [rubbish](#).  
🌐 You can find information on waste separation [here](#)
- [Ventilate your flat](#) regularly.  
This will prevent mould from forming.
- Do not place any objects (shoes, cupboards) in the stairwell.  
The stairwell is part of the escape route. In an emergency, escape routes must be clear!

### Keywords: Register residence, Address, Have a flat, Register address, Residential rules

## House rules


Many or more people living together in one house requires consideration and tolerance. It is important that everyone is considerate. The landlord/landlady may lay down certain rules for tenants living together in a block of flats. These rules are then set out in the house rules.

### What are the house rules?

The most important contents are



- When are quiet hours. When you are not allowed to make noise.
- Information on waste separation and waste disposal.
- How you can use communal areas (e.g. stairwell, garden...)
- What you need to bear in mind when ventilating.

 You can find detailed house rules in various languages [here](#)

## **Keywords: House rules**

### **Electricity**

#### **What do you need to pay attention to with electricity?**

- Everyone has to pay their own electricity costs. This also applies to job centre customers.
- Landlords normally register tenants with the electricity provider automatically. This is usually the municipal utility company.
- However, you are free to choose your electricity provider. You must cancel your electricity contract and change your electricity provider. The cancellation period is usually two weeks.

 You can find an overview of providers and price comparisons [here](#)


#### **Do you have questions about energy?**


Where can I find cheap electricity providers? What can I do to save energy?  
There are a few advice centres in Augsburg that can answer your questions.

### **Counselling services in Augsburg**

#### **Umweltamt der Stadt Augsburg**

- You can find free and independent energy advice here.
- Make an appointment:

 [08213247322](tel:08213247322)

 or via the form [here](#)

 You can find more information on energy advice [here](#)

#### **Verbraucherzentrale**

- Here you will find free and independent energy advice.

 You can find more information [here](#)

#### **Stromsparcheck—SKM Augsburg**

- You can get free advice here.
- SKM offers free energy-saving articles for low-income households.

 You can find more information [here](#)

**Keywords: electricity provider, electricity costs, change provider, energy consumer portal, energy saving check**

## Ventilation/waste separation

### What is rubbish disposal?

- You have to put your rubbish in the right bin.
- There are different bins for plastic, paper and cardboard, for fruit and vegetable waste (organic waste) and for other waste.
- Please keep to the [waste separation](#) rules. If you do not separate waste, you may get into trouble and have to pay a fine, for example.

Waste separation is important. Many things can be reused. New bottles can be made from old glass. New things can also be made from metal and plastic. This is an important part of environmental protection.

 **Note that every city has a different system or different colours for the bins!**

There is rubbish that you are not allowed to throw in a bin or it is too big. There are the following options for disposing of this waste:

- Items that are too large for bins should be disposed of as bulky waste. This includes, for example, furniture, mattresses and electrical appliances.
- There is waste that poses a risk to health or the environment. They belong in hazardous waste. This includes paints, used oil, printer cartridges and batteries.
- Recyclable materials such as scrap metal, wood waste etc. belong in the [recycling collection centres](#).

 You can find more information on waste disposal [here](#)

### Ventilation and correct heating

Make sure that you air your home regularly (open the window fully for 5 minutes at least 3 times a day) and heat it properly. This will prevent mould from forming. Mould in the home is dangerous to your health. That's why ventilation is very important.


 You can find more information and helpful tips [here](#)

**Keywords: waste disposal, waste separation, bulky waste, hazardous waste, recyclables, ventilation, heating**

## Internet/TV

### Internet

- Everyone must bear the costs for the Internet themselves. These costs are not covered by the job centre.
- You can choose your own internet provider.
- It is important to note that the minimum contract term is usually 24 months. Cancellation is only possible in special cases.


 You can find more information about the Internet and WiFi [here](#)

## Television

**Rundfunkbeitrag** Every household in Germany has to pay the television licence fee (GEZ). Some can be exempt from Rundfunkbeitragspflicht.

## Exemption from Rundfunkbeitragspflicht

If you receive benefits from the job centre, you are exempt from Rundfunkbeiträgen. You must submit an application for this. The printout from the job centre, which is enclosed with every grant notification, serves as proof. The exemption is only valid for the duration of the authorisation and must be repeated with each new authorisation.

 More information on Rundfunkbeitrag (also in other languages) can be found [here](#)

### **Note for asylum seekers**

You have no legal entitlement to television (TV) in your asylum accommodation. This means that there does not have to be a TV in your accommodation. If you do have TV in your accommodation, you may be sent a bill via Rundfunkbeitrag (GEZ). Do not pay the bill, but show it to your accommodation manager.

## **Keywords: Rundfunkbeitrag, GEZ, Exemption from the Rundfunkbeitrag**

## Advice and support

### **Wohnprojekt Augsburg**

Do you need further help or support?

There are counselling centres in Augsburg that can help you. The "Wohnprojekt Augsburg" has many offers.

### **Who can contact the housing project?**

- Refugees
- People with a history of migration (only for Mietkurse)

### **What can you expect from the project?**

- Advice on finding accommodation

- Support in filling out forms
- Support in communicating with the landlord
- Support in communicating with the authorities
- Courses and workshops
- Referral to further offers

### **The counsellors can answer the following questions:**

- How can I find a flat?
- How much can the flat cost?
- What do I have to do once I have found a flat?


## **Offers in the housing project**

### **Mietkurse**

Finding accommodation is a difficult topic. Especially people who have recently arrived in Germany, have little money and do not yet speak German well have problems finding accommodation. The housing project offers regular rental courses. The courses provide important information on the subject of finding accommodation and answer questions:


- How do I find a flat?
- What are rent caps?
- What rights do I have as a tenant?

The course is primarily aimed at refugees who are looking for accommodation. The course is held in simple German.

 You can find current dates [here](#)

### **Wohnberatung**

Diakonie staff will advise and support you in your search for accommodation.

- The housing advice takes place in the Centre for Intercultural Counselling (ZiB.).  
 [Wertachstr.29, 86153 Augsburg](#)

Open consultation hours: Every Monday from 2 to 4 pm and every Thursday from 2 to 4 pm. You can drop in without an appointment. It is best if you are there shortly before 2 pm to make sure you get a ticket.

- Telephone consultation hours: Every Monday 9am to 12pm and 2pm to 4pm. Here we provide information on finding accommodation and answer your questions. Telephone number: 0821 45 54 27 207.

 Housing counselling is free of charge.

### **Contact**

## **Wohnprojekt Augsburg**

Tür an Tür-Integrationsprojekte gGmbH and Diakonisches Werk Augsburg e.V.

📍 [Wertachstr.29, 86153 Augsburg](#)

@[info@wohnprojekt-augsburg.de](mailto:info@wohnprojekt-augsburg.de)

🔗 You can find more information about the project [here](#)

**Keywords: Help with finding accommodation, Housing search advice, Rights and obligations as a tenant, Housing advice, Tenancy courses, Workshop, Training**

## **Wohnbüro der Stadt Augsburg**

The Wohnbüro is a contact point for people in Augsburg who find themselves in a difficult housing situation.

### **Who can contact the housing office?**

People who find it very difficult to find a flat, for example

- People who have very little income
- Single parents
- Senior citizens with a low pension

### **Contact us**

#### **Frau Fusco | Wohnbüro - Stadt Augsburg**

📍 [Mittlerer Lech 5, 86150 Augsburg](#)

@[wohnbuero@augsburg.de](mailto:wohnbuero@augsburg.de)

☎ [+49 \(0\) 82132434638](tel:+49(0)82132434638)

**Keywords: Help with finding accommodation, advice on finding accommodation, housing advice, housing, finding accommodation,**

## **ABIA 3.0 - Counselling for homeless people under 29**

Are you homeless? Do you have to leave your home and have no new accommodation? There is a counselling centre that can help you: The project "ABIA 3.0 - Counselling services for homeless people under 29".


## Who can take part?

- People who are homeless.
- People who have to leave their home and have no new accommodation.
- These people must fulfil the following requirements:
  - They are younger than 29.
  - You have a residence permit or settlement permit or another permanent residence permit.

## What can you expect from the project?

You will receive counselling and support on the following topics:

- Offers of help in Augsburg
- Food supply
- Medical care
- job centre
- Electricity and water
- Self-organisation with the aim of finding a flat
- day centre
- Group meetings

 Open consultation hours

Monday, Tuesday and Friday: 9:00 - 13:00


## Contact us

**SKM Augsburg - Kath. Verband für soziale Dienste e.V.**

**Tamara Weihmayr | ABIA 3.0**

 [Klinkertorstraße 12, 86152 Augsburg](#)


 [@ehap@skm-augsburg.de](mailto:@ehap@skm-augsburg.de)

 [+49 \(0\) 15224316228](tel:+49(0)15224316228)

 You can find further information [here](#)

## Law Clinic Augsburg

At the Law Clinic Augsburg, law students provide advice on legal issues. This advice is aimed at people in need. People in need are those who receive, for example, citizen's allowance, housing benefit or BaföG.

 Please bring proof of need.

## Who can contact the Law Clinic?

- New immigrants, including refugees
- All people in need

### What topics does the Law Clinic advise on?

- Tenancy law

Would you like to book an appointment? Please use the [online page](#)

### Where does the counselling take place?

Consultation hours in the rooms of the Faculty of Law of the University of Augsburg

📍 [Universitätsstr. 24, 86159 Augsburg](#) (Building H, Room 2010)

🗺️ A map of the University of Augsburg (Law Clinic is marked with a red dot) can be found [here](#)

### Contact us at

✉️ [@mietrecht@lawclinic-augsburg.de](mailto:@mietrecht@lawclinic-augsburg.de)

📖 Further information can be found [here](#)

### Keywords: tenancy law, counselling

## Financial support

### Benefits from the job centre

Do you receive benefits from the job centre? Then the job centre will also pay the rent. But only if you are in need of assistance and the rent is reasonable (not too high). Each job centre sets its own upper rent limit. This means that a flat may not cost more than the upper limit.

📖 Information on the upper rent limit for the city of Augsburg from 01.2023 can be found [here](#)

### Cost absorption by the job centre - What do you need to consider?

- Have you found a flat? Is the rent paid by the job centre? Then you must **NOT** sign the rental agreement straight away.


The Jobcentre must check and approve the appropriateness of the accommodation costs before you sign the contract. There are several ways to do this:

o By post: Drop the required documents (rental offer/tenancy agreement and the completed Jobcentre template) in the Jobcentre's letterbox. You will receive the decision by post within a few days.

o Via Jobcenter Digital: Upload the required documents (rental offer/tenancy agreement and the completed Jobcentre template) to your Jobcenter Digital account and send them

off. The decision will be available in your Jobcenter Digital account within a few days.

o In the emergency consultation hours: Bring the required documents (rental offer/tenancy agreement and the completed Jobcentre template) to the emergency consultation hours and have them checked on site. You will only be admitted if the start of the tenancy is at short notice. You will receive the written decision immediately.

 **Important:** You may only sign the tenancy agreement AFTER the Job Centre has given you confirmation.

### **The following points must be included in the tenancy agreement/tenancy offer**

- Name and address of the landlord
- Address of the rental property
- Living space in m<sup>2</sup>
- Number of rooms
- Amount of the net rent
- Amount of operating costs
- Amount of heating costs
- Total rent
- Amount of the deposit

### **Keywords: assumption of costs, accommodation costs**

#### **Housing Benefit Plus**

#### **What is Wohngeld-Plus?**

Housing is often expensive. Especially for people with little money. The state supports these people with housing benefit. There has been a new law since 1 January 2023. It is called Wohngeld-Plus. The income limits will be increased. This means that more people in Germany will receive housing benefit. The state will also cover the costs of certain accommodation in Augsburg.

Your Wohngeld application has been approved for 2023? Then you do not need to submit a new application. The housing benefit will be granted without further ado. You will receive a new Bewilligungsbescheid. This is a letter with all the information. The letter will state the changed amount of housing benefit.

#### **Who receives housing benefit?**

- People who earn a low wage
- People who receive basic income support and citizen's allowance
- Tenants
- Residents who own their own home
- Residents with an owner-occupied flat



- Households with a low income and high housing costs

If you do not yet receive housing benefit, there is a counselling service. If you call them, we will tell you whether it makes sense to apply.

- Family name A to El: ☎ [+49 \(0\) 8213249585](tel:+49(0)8213249585)
- Family name Em to Kot: ☎ [+49 \(0\) 8213249647](tel:+49(0)8213249647)
- Family name Kou to R: ☎ [+49 \(0\) 8213249648](tel:+49(0)8213249648)
- Family name S to Z: ☎ [+49 \(0\) 8213249649](tel:+49(0)8213249649)

We need information for the telephone counselling:

- How much does your rent cost per month?
- How much do the utilities cost?
- How much money do all household members earn gross?

🌐 You can find more information and the documents to print out [here](#)