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## Living

### Flats for asylum seekers

As an asylum seeker, you will be accommodated in a flat by the [social welfare office](#).

You can live there until your [asylum procedure](#) has been finalised. There are often other asylum seekers living there.

The basic rule is:

- Treat the flat and the furnishings with care and attention,
- Report any problems or damage in the flat to the [social welfare office](#) immediately,
- Do not make any structural changes to the flat yourself,
- separate your rubbish, you can find information on this [here](#).

Once your asylum procedure has been completed and you are allowed to stay in Germany, you must move out of the district administration's flat as soon as possible and rent a flat yourself. The information [here](#) can help you to find your own flat.

As soon as you have found a flat, have the landlord fill out a [rental certificate](#) and submit it to the job centre. You can only sign the tenancy agreement if the [job centre](#) agrees. [Here you](#) can see how large and expensive your flat may be for the Job Centre to cover the costs.

Once you have signed the tenancy agreement, inform the [Job Centre](#) when you will be moving out.

The flat must be clean when you move out.

Hand in the keys to the [social welfare office](#) on the day you move out. Otherwise you will have to pay the costs of changing the lock.

If you have moved, you must register at the [citizens' office](#) of the city council or association municipality in which you live.

### Finding accommodation and financial support

#### If you are looking for a flat, you have various options.

💡 You can search on the Internet.

Enter these keywords:

- Flat wanted
- flat offers
- looking for flat
- Property offers

#### You can also search for flats on these pages

- <https://www.immonet.de/wohnung-suchen.html>
- <https://www.immobilienscout24.de>
- <https://www.immowelt.de/suche/wohnungen>
- <https://www.ebay-kleinanzeigen.de/s-immobilien/wo...>

💡 You can look in a local newspaper.

Here you will find property adverts. Various flats are also offered there. Most adverts are in the newspaper on Wednesdays and Saturdays.

- The Nahe newspaper
- The Wochenspiegel

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## Social housing

Many towns and municipalities also offer social housing. These are subsidised by the state and are only rented to people with a residence entitlement certificate. Anyone with a prospect of social housing must therefore apply for a certificate of eligibility from the local authority. For further information, please contact your local authority.

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## Housing associations in the Birkenfeld district

The largest landlords in the district are the housing associations:

### **KSG Kreissiedlungsgesellschaft Birkenfeld GmbH**

📍 Oldenburger Straße 6, 55765 Birkenfeld

☎ [06782 - 10 700](tel:06782-10700)

@ [info@ksg-birkenfeld.de](mailto:info@ksg-birkenfeld.de)

🌐 <https://www.ksg-birkenfeld.de/>

### **Obersteiner Baugenossenschaft eG**

📍 Mainzer Straße 203, 55743 Idar-Oberstein

☎ [06781- 5000 0](tel:06781-50000)

@ [info@obg-eg.de](mailto:info@obg-eg.de)

🌐 <https://www.obg-eg.de/>

### **Bauhilfe GmbH**

📍 Hauptstraße 237, 55743 Idar-Oberstein

☎ [06781 - 24990](tel:06781-24990)

@ [bachmann@bauhilfe-idar-oberstein.de](mailto:bachmann@bauhilfe-idar-oberstein.de)

🌐 <https://www.bauhilfe-idar-oberstein.de/>

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## Housing benefit

The federal and state governments each pay half of the housing costs for those entitled. This is intended to make housing costs affordable for low-income households that do not receive

transfer payments (such as social benefits and unemployment benefit II). Anyone who belongs to the group of entitled persons has a legal claim to this.

The application for housing benefit must be submitted to the [housing benefit office of the district administration](#) or the [Idar-Oberstein municipal administration](#) responsible for your place of residence or the towns of [Birkenfeld](#), [Baumholder](#) and [Herrstein](#) using the relevant application forms and the necessary supporting documents.

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## Rent and tenancy agreement

### You have found a flat.

Congratulations. You are renting this flat from a person. This person is your landlord or landlady. You sign a contract with this person. The contract says that you are allowed to live in the flat. It is called a tenancy agreement. The tenancy agreement regulates the rights and obligations. You have rights and obligations. And your landlord or landlady has rights and obligations. For example, you have to pay money every month. This is the rent. Your landlord or landlady must leave the flat to you. He or she must also take care of repairs to the flat.

The tenancy agreement is an important document. It states the price of the flat. It also states whether you are allowed to smoke or do laundry in the flat. Everything is set out in writing in the contract. Don't understand something in the contract? Ask about it. It's best to do this before you sign the contract.

The rent consists of the net rent and the service charges. You also pay the service charges every month. This is how you pay running costs. These include the cleaning of the stairwell or the garden labourer. You also pay for rubbish collection. These service charges are shared by all residents of the building. People with larger flats pay more.

Only you have a key to your flat. Take good care of your key. Have you lost the key? Then a locksmith will have to come. A locksmith can be expensive. Sometimes the landlord or landlady needs access to your home. Sometimes other people also need access to your home. You need to be informed about the visit. This is often done by post or telephone. This may be particularly necessary if a tradesperson needs to enter your home. They want to repair something in your home. Or the municipal utilities or your energy supplier need to read how much water or electricity you have used.

### Do you want to give notice?

Germany protects tenants and landlords. You can't simply give notice overnight. You must give your landlord or landlady at least three months' notice. Always give notice of cancellation in writing. Have your cancellation confirmed.

### Ventilation / heating

Proper ventilation and heating helps to improve indoor air, prevent mould growth and maintain a healthy indoor climate.

The following places offer detailed information and helpful tips:

- [Federal Ministry for the Environment, Nature Conservation, Nuclear Safety and Consumer Protection](#)

- [Federal Environment Agency](#)
- [Consumer advice centre \(for questions about heating\)](#)
- [WWF](#)

## Save electricity

The cost of electricity has risen sharply in recent years. Do you want to save money?

Then the electricity savings check can help you. You can save 100 euros, 200 euros, 300 euros or more per year. Free immediate assistance and possibly a grant of at least 100 euros to replace your fridge or freezer are also available.

Further information in various languages can be found [here](#).



## Energy saving check

[0151-65497806](tel:0151-65497806)

@s [tromspa\\_r-check@caritas-rhn.de](mailto:tromspa_r-check@caritas-rhn.de)

## Broadcasting licence fee



BEITRAGSSERVICE

## Broadcasting licence fee

In Germany, everyone has to pay the [licence fee](#). If you move into a new flat, you will receive a letter from Beitragsservice after a few days.

Under certain circumstances, you can be exempted from the licence fee. This is possible if you receive benefits from the [social welfare office](#) or [job centre](#). You can find an application for exemption [here](#). You must complete the application and send it by post with your notification. If you do not pay the bill, you may incur high reminder fees.

You can find more information [here](#).