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Living

Social housing and certificate of eligibility for social housing

What is social housing?

Social housing is housing that is subsidised by the state. That is why the rent for social housing is cheaper than that for other types of housing. The supply of social housing is low in the district of Munich, but the demand is high. It can take several years before you can move into social housing.

Who is eligible for social housing?

You can apply for social housing if you meet these three criteria:


- You are allowed to stay in Germany permanently because you come from an EU country or have a settlement permit or a residence permit that is still valid for at least 1 year.
- Your main place of residence is in the district of Munich (not in the city of Munich).
- You have a low income.

How can I access social housing?

There are two different systems for social housing in the district of Munich: the Wohnberechtigungsschein (certificate of eligibility) and the Vormerkung (entry onto the housing list).

Social housing with a certificate of eligibility for social housing (WBS for short)


There are social housing properties that are only let to people in possession of a Wohnberechtigungsschein. For example, advertisements for such properties will state that they only accept applicants "with WBS".

 [Handbook Germany: Explanatory video for the Wohnberechtigungsschein](#) (available in 9 languages).

With a WBS, you can search the property market yourself to find a suitable home. The WBS is valid for the whole of Bavaria (except for the state capital Munich). A WBS does not guarantee that you will get social housing.

How can I get a WBS?

You can apply for a housing entitlement certificate from your  [municipality of residence](#).


Information on the required documents, the application form to download and contact information can also be found on the page entitled  [Wohnberechtigungsschein beantragen \(Apply for WBS\)](#).

You can apply for social housing by applying for a priority notice at the Landratsamt München (Munich District Office)

Lots of social housing properties are still allocated by the Munich District Office. You can register there as an interested party. The Landratsamt München (Munich District Office) then uses various criteria to check how urgently you need social housing. The criteria include, for example, your income or if you are pregnant. When social housing becomes available, people who need it most will be sent a housing proposal.

How do I register?

You can apply for a priority notice (Vormerkung) from your  [municipality of residence](#).



Information on the required documents, the downloadable application form and contact information can be found on the District's website  [Apply for a reservation for a publicly funded property](#).

Looking for Accommodation


Brochure of the Federal Ministry for Housing

 [Finding a place to live in Germany: A guide for migrants](#)

Preparing for a housing search

- Apply for a Schufa report.  [Handbook Germany: Informational video on Schufa information request](#)
- Put together an application folder:  [Sample documents for an application folder](#)




Where can I search for housing offers?

There are several ways where and how you can search for a flat. If you receive benefits from the Jobcenter or Munich District Office (Landratsamt), you must observe  [rent ceilings in the District of Munich](#).

Beware of fake offers: There are scammers who offer non-existent flats and demand money before a viewing. Such offers are not serious and you should ignore them.

Search online

Well-known online portals with rental offers:

-  www.wg-gesucht.de/
-  www.immobilienscout24.de
-  www.ebay-kleinanzeigen.de/s-immobilien/wohnungen/

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

- "Wohnungsmarkt München"
- "Wohnentrotzmuennenchen"
- "Mucwohnungen"

You can also place a search ad on many portals. Some landlords prefer to look for a tenant themselves.

Local newspapers

Many landlords offer their apartments for rent in daily newspapers. The most important local newspaper for the city and District of Munich is the **Süddeutsche Zeitung "SZ"**. Every Wednesday and Saturday it contains a section on real estate. Advertisements can also be viewed on the Internet: ■ www.immobiliemarkt.sueddeutsche.de/

Another option is the newspaper "**Münchner Merkur**", which has a real estate section every Wednesday.

Newsletter "Budenschleuder"

Newspaper article on the newsletter: ■ [Helpers in the housing shortage](#)

The newsletter is published 1 time per week.

If you would like to be added to the distribution list, write to ■ budenschleuder@kraeftner.de.

Tenancy agreement and handover of the flat

If you are unemployed and receive benefits from the Jobcenter, you may not sign the rental contract immediately, but must first have it approved. Contact your case worker: 🌐 [Financial assistance for housing from the Job Centre](#)

Rental contract

The rental contract governs everything important between you and the landlord. Keep it in a safe place. Before you sign a rental contract, read it carefully.

Check the contract for planned rent increases, for example. Sometimes a graduated rent is set, so that the rent increases automatically at set periods.

The following points should be included in a tenancy agreement:

- Name and address of the landlord
- Address of the rental object
- Living space in m²
- Number of rooms
- Amount of the base rent, operating costs, heating costs and total rent
- Amount of damage deposit

Security deposit

The deposit is a security for the landlord. The amount of the deposit is a maximum of 3 months' rent (basic rent without utility and heating costs). When you move out of the property, you get the money back.

Important: You must not leave any damage behind when you move out of the flat. If there is any damage, you will not get the full deposit back.

You want to terminate the rental contract for your flat?

There are rules for terminating a rental contract. These rules apply to you as a tenant and also to your landlord or landlady.

A tenancy agreement cannot be terminated overnight. You must give your landlord or landlady at least three months' notice. In some cases, the notice period is shorter. Your rental contract will tell you which notice period applies to you.


Always give notice in writing. Have your landlord or landlady confirm any notice of termination.

Flat handover


When handing over the flat, the current condition of the flat, which and how many keys you receive and the current electricity and water meter readings are recorded in a **handover record**. Defects or damage in the flat before you move in, such as broken doors, windows or mould should be noted and possibly even photographed.

A handover record is signed by the landlord and the tenant. Do not sign until you have checked everything and received the keys.

Register your residence

If you move into a flat, you must register at the  [municipal authority \(Rathaus\)](#) of your new place of residence within 14 days. Children aged 15 and over must come with you to register.

What documents do you need to bring with you?

- Identity documents, such as a passport or child ID.
- A confirmation from your landlord or landlady (**Wohnungsgeber-Bestätigung**). You can get a form at the municipal authority or  [online](#).
- Optional: employment contracts.

You will receive a certificate of registration (**Meldebescheinigung**). The registration certificate is an important document. You should keep it safe.

After moving house: Change address

If you have moved to another address, you should inform important offices about your new address. This does not happen automatically. Important offices are, for example, the health insurance company, the bank, your place of work, the Job Centre, the Employment Agency or the BAMF.

It is also important that your name is on the doorbell and the letterbox.

Financial support for housing

Financial assistance for housing from the Job Centre

Who receives financial assistance for housing from the Job Centre?


You can find out who can receive financial assistance from the Job Centre and how to apply for benefits here:  [Jobcenter - Munich District Office](#)

For some benefits an additional application is necessary. Please first obtain information on your specific request by telephone or email.

If you live in the District of Munich, the Job Centre in the Munich District Office is responsible for you:

Landratsamt München

Referat 2.2 - Jobcenter Landkreis München

 Mariahilfplatz 17, 81541 München


 Monday to Friday from 8 a.m. to 12 p.m. and Thursday from 2 p.m. to 5:30 p.m.


 @jobcenter@LRA-m.bayern.de

 [089 / 6221-4500](tel:089/6221-4500)

Costs for accommodation

The Job Centre will pay your rent as well as the operating costs and heating costs for your flat.

In the District of Munich, there are fixed upper limits for rent costs that can be covered by the Job Centre. The amount of rent allowed varies from place to place and depends on various factors. You can find out how high the rental costs may be in the District of Munich here:  [Rent ceilings in the District of Munich](#). The amounts stated refer to the cold rent. Costs for heating and hot water as well as ancillary costs are taken into account separately and paid in the actual amount.

 Costs for electricity, internet and television are not considered separately by the Job Centre. You have to pay these costs yourself from the general Job Centre benefits.

 If you receive financial benefits from the Job Centre, you can be exempted from the broadcasting fees. You can find out more here:  [Broadcast licence fee \(Rundfunkbeitrag\)](#)

Moving

If you need assistance in moving and renting a new flat, you must have it checked in advance whether the rent of the new flat is reasonable. If the flat is not in the District of Munich, you must ask the Job Centre responsible for the location of the new flat. It's best to ask before you go to see a new flat.

Important: You should not sign a tenancy agreement if you have not yet spoken to the relevant Job Centre.

In any case, talk to your current Job Centre before planning a move. The staff will advise you on the exact procedure.

How can I get the rent costs approved by the Job Centre?

The best thing to do is to present the rental contract, which has not yet been signed, to the Job Centre. This is possible by emailing @ jobcenter@LRA-m.bayern.de or in person during opening hours. You will be informed of the Job Centre's decision as soon as possible. At least the following information is required for the examination:

- Base rent,
- Service and utility costs,
- Heating costs,
- Accommodation address,
- Living space in m² and number of rooms,
- Name of the landlord
- Name of the tenant
- Security deposit

Security deposit (Kautiön)

The deposit is a security for the landlord. The amount of the deposit is a maximum of 3 months' rent (basic rent without utility and heating costs). The Job Centre can grant the deposit as a loan upon application. Loan means: The Job Centre will lend you the money. The Job Centre pays the deposit directly to the landlord. You will then automatically receive less benefits each month until the amount of the deposit is paid. When you move out of the property, you will get the money back, provided that you have not caused any damage.

Initial equipment (Erstausstattung)

You have the possibility to apply for initial equipment for furniture and household items. The initial equipment includes furniture, curtains, mattresses, cooking utensils, crockery and, if not present in the flat, cooker, sink, refrigerator and washing machine. The amount you receive for the initial equipment is calculated individually. Therefore, processing may take a little more time.

Important: Be sure to submit the application for initial equipment before purchasing any furnishings.

💡 Please note that it may take time for the money to be paid out. In addition, the Job Centre has the right to inspect the flat in order to check the extent of the initial equipment required.

Housing benefit (Wohngeld)


What is housing benefit?

With housing benefit, the state supports low-income citizens who do not receive social benefits with their housing costs. Housing benefit is a financial subsidy for rent, for example.



People with low incomes can apply for housing benefit. If you receive money from the Job Centre, guaranteed minimum pension or asylum seeker benefits and the costs for accommodation are already included, you are usually not entitled to housing benefit.

The entitlement to housing allowance and the amount depends on three factors:

- The number of household members,
- The total income, and
- The amount of rent or the monthly mortgage payments.

With the  [online housing benefit calculator](#), you can check for yourself whether you are entitled to housing benefit.

How can I apply for housing benefit?

You can obtain the application forms for housing benefit at the  [city hall of your community of residence](#) or online at  [Apply for housing benefit](#) under "Formulare und Merkblätter". You can also get assistance in filling out the application at the city hall.

You can either hand in the completed application with the supporting documents to your municipality of residence or send it by post to the following address:

Landratsamt München
Referat 2.3 - Soziales
Mariahilfplatz 17
81541 München

If you have any questions, you can also contact the office for housing benefit of the District Office of Munich directly:

 @wohngeld@LRA-m.bayern.de

 [Apply for housing benefit](#)

Emergency housing assistance

Emergency housing assistance in case of imminent loss of housing to prevent homelessness

Do you live in the district of Munich as a tenant, as a subtenant or in another form of housing?
Is your flat in threat because you have accumulated rent debts or are facing eviction

proceedings?

Then contact the AWO emergency housing assistance.

You will receive support:

- to maintain your living space.
- in clarifying discussions with the landlord or landlady.
- with the search for accommodation.
- with referral to tenancy law advice.
- in the event of an eviction.

The aim is to keep your flat or to create conditions that enable you to search for accommodation effectively.

Please make an appointment by phone or e-mail.

AWO Wohnungsnotfallhilfe (emergency housing assistance)

📍 Balanstraße 55, ground floor, 81541 München

☎ [089/402 87 97 20](tel:089402879720)

🕒 Monday to Thursday: 8 a.m. - 12 p.m. and Tuesday to Thursday: 1 p.m. - 2 p.m.

✉ wohnungsnottfallhilfe@awo-kvmucl.de

🌐 [Homepage AWO Wohnungsnotfallhilfe](#)

Broadcast Licence Fee

Television stations and radio stations can be divided into two groups: private broadcasting and public broadcasting. Private broadcasting is financed by advertising. Public broadcasting, for example stations such as ARD and ZDF, are largely financed by the broadcast licence fee.

Who has to pay the broadcast licence fee?

As a general rule: A broadcast licence fee must be paid for each flat. If you live in a flat with your family or flatmates, only one person has to pay.

The broadcast licence fee must be paid even if the service is not used. It does not matter whether you have a television or radio in the household or not.

Can I be exempted from the broadcast licence fee?

Persons who receive social benefits such as citizen's benefit (SGB 2), asylum seeker benefits or social assistance can be exempted from the broadcast licence fee. You must complete an application for exemption under ■ [rundfunkbeitrag.de](https://www.rundfunkbeitrag.de).



Please note: If you live in asylum accommodation, you do not have to pay the broadcast licence fee. If you still receive a letter from the broadcast licence fee service, contact the ■ [counselling service in your asylum accommodation](#).

More information in different languages: ■ [Arabic](#), ■ [Chinese](#), ■ [English](#), ■ [French](#), ■ [Russian](#) and ■ [Spanish](#).

Tips for tenants

- **Ventilation:** Cooking, washing clothes or showering cause humid air in the flat. To prevent mould from forming, ventilate regularly for at least 5 minutes with the windows completely open.
- **Tap water** in Germany is of drinking water quality. You can use it for cooking and drinking without hesitation.
- **Conversion of the flat:** Before you make any changes or alterations to the flat, be sure to talk to your landlord or landlady first and get written permission.

Waste separation: In Germany, waste is separated. There are usually specially marked bins for:

- plastics (e.g. packaging, cans, bags, plastic films, beverage cartons),
 - Kitchen waste (e.g. leftover food, tea and coffee powder, eggshells, fruit and vegetables, old flowers),
 - paper (e.g. cardboard boxes, newspapers) and
 - residual waste (everything that does not go into any of the other bins).
 - Bulky or hazardous waste: Furniture, technical equipment or other large items must not be disposed of with household waste. Ask your  [local authority](#) how to dispose of these items properly.
- **Quiet times:** Noise should be especially avoided during lunchtime (13:00 - 15:00), the night hours (22:00 - 6:00) and all day on Sundays and public holidays.
 - **Internet, telephone, energy:** Unless otherwise agreed in your tenancy agreement, you must order internet and telephone services separately, for example. This also applies to electricity. There are many different providers for these services that you can choose from on the internet, for example via  www.verivox.de.

Refuge and asylum: Housing during or after the asylum process

Living in the asylum accommodation

Residence requirement during the asylum process


During the asylum process you are obliged to live in asylum accommodation. The residence requirement is entered as an address on your identity card. If your asylum process ends with a recognition, you are obliged to look for an apartment and leave the asylum accommodation. You can stay in the asylum accommodation while you are looking for an apartment.

How is the asylum accommodation organised?

Asylum accommodation usually consists of several rooms or living units that share kitchen and sanitary facilities.

Each accommodation has **house rules**. The house rules contain all the rules that apply to the residents of the accommodation. For example, when visitors are allowed in the accommodation or at what times everyone has to be quiet.


Security services are contracted in larger asylum shelters. The security service ensures that the house rules are observed. Security staff are also allowed to check visitors' IDs, for example.

If you have personal questions, problems or conflicts, you can contact the  [social counselling service](#).

Asylum shelters of the Munich District Office are managed by **occupancy management** and **property management**.

Occupancy management (Belegungsmanagement)

Occupancy management assigns you a living space in an asylum accommodation. You can contact occupancy management, for example, if you would like to swap rooms with a resident.

Landratsamt München Fachbereich 4.6.3 Unterbringung von Flüchtlingen  [089 / 6221-2100](tel:089-6221-2100)
[@ \[asylbelegung@LRA-m.bayern.de\]\(mailto:asylbelegung@LRA-m.bayern.de\)](mailto:asylbelegung@LRA-m.bayern.de)

Property management (Objektverwaltung)

Property management is responsible for the buildings, equipping them with basic furniture and repairing damage. You can contact property management in these cases, for example:

- If you have lost your key.
- If something is broken, for example the cooker or the washing machine.
- If there is a technical fault, for example with the heating or electricity.

Landratsamt München


Fachbereich 4.6.3 Unterbringung von Flüchtlingen

[@\[asyl-objektverwaltung@LRA-m.bayern.de\]\(mailto:asyl-objektverwaltung@LRA-m.bayern.de\)](mailto:asyl-objektverwaltung@LRA-m.bayern.de)

Am I permitted to move into private accommodation?

Have you received a positive BAMF decision?

If BAMF has granted you protection status, you may move into a private flat. Note that a **legal residence requirement** may apply to you. If you are granted protection status by BAMF, you are automatically obliged to reside in Bavaria for the first three years. This means that you are only free to choose your place of residence within Bavaria. A residence obligation is entered in the supplementary sheet of the residence permit.

The residence obligation can be lifted if employment subject to social insurance contributions of at least 15 hours per week, training or studies are taken up. In this case, you can informally apply to the  [Immigration Authority \(Ausländerbehörde\)](#) for the cancellation of the residence requirement.

Your asylum process has not yet been completed or you have an exceptional leave to remain (Duldung)?

During the asylum process you are legally obliged to live in asylum accommodation. In the following exceptional cases, private residency may be approved upon application:

- **Medical necessity:** If health reasons make accommodation in shared accommodation unreasonable. A medical certificate is required as proof.
- **Income or assets:** If you have income from a secure job or assets so that you can support yourself and your family, if applicable. A job is considered secure when the probationary period is over and you have a permanent employment contract. The employment contract, salary slips and bank statements are required as proof.
- **Residence permit:** If spouses or parents and their minor children have a different residence status and at least one person is entitled to leave the collective accommodation on the basis of their residence, private residence for the entire family can be approved.

How can I apply for private residency?

Where and how you can apply for private residence depends on where the private residence is located.

1. The private flat is located in the District of Munich

If the private dwelling is located in the District of Munich, the Munich District Office is responsible for the examination. You can submit the informal **application for private residence** ("Antrag auf private Wohnsitznahme") to the Asylum Benefits Department:

Landratsamt München

Fachbereich 2.3.2

📍 Mariahilfplatz 17, 81541 München

✉ @asyl-leistung@LRA-m.bayern.de

📞 [Contact information of the contact persons](#)

You should enclose **copies** of the following documents with the informal application:

- Copy of identity card
- Copy of proof of medical necessity or income or assets or residence permit
- If available: Information about the rental costs

2. The private flat is in Bavaria, but not in the District of Munich

If the flat is not located in the District of Munich (for example, in the urban area of Munich), you must submit an **application for private residence** ("Antrag auf private Wohnsitznahme") to the Government of Upper Bavaria. The application must be signed and can be submitted by email or mail.


 [Request for private residence form](#)

Regierung von Oberbayern

Sachgebiet 14.1 - Flüchtlingsunterbringung
Hofmannstraße 51
81379 München

@private.wohnsitznahme@reg-ob.bayern.de

3. The private flat is outside Bavaria

If you want to move to another federal state, it is an **application for cross-state relocation** ("Antrag auf länderübergreifende Umverteilung"). In this case, please contact the  [Immigration Authority \(Ausländerbehörde\)](#) at the Munich District Office.

Housing counselling for refugees


The Münchner Flüchtlingsrat (Munich Council of Refugees) offers housing counselling for refugees.

Housing counselling helps with the targeted preparation of the housing search. Important: No flats are brokered!

The counsellors will go through your documents with you. They explain how you can present yourself at your best with your personal documents. They also give tips on finding accommodation.

The service is free.

Please make an appointment:

 [089 / 12390096](tel:089_12390096) (Monday: 2 to 4 pm, Tuesday and Thursday: 10 am to 12 pm)

 [Münchner Flüchtlingsrat: Housing counselling for refugees](#)

Accommodation fees

Have you received a letter from the Government of Lower Franconia? Then it's probably about **accommodation fees**. These are costs for using the asylum accommodation.

The **Government of Lower Franconia** is responsible for settling accommodation fees throughout Bavaria.

The government hotline answers general questions about accommodation fees in German. The call is free of charge.

 [0800/50998-88](tel:0800_50998_88) (Monday to Thursday: 9 am to 3 pm, Friday: 9 am to 1 pm)

💡 **If you receive a letter, please deal with it immediately.** In most cases, an application must be submitted within the same month. You will often be asked to submit your monthly wage slips first.

If you are unsure what to do, contact an advisory centre:

- If you live in an asylum shelter, please visit your local social advisory service in person.
- If you live privately, please contact the 🗓 [Migration Counselling for Adults \(MBE\)](#).

How much are the fees? How much will I have to pay?

The amount of the fees is stipulated by law in 🗓 [§23 of the Implementing Regulation on Asylum Ordinance](#) (DVAsyl for short). The fee depends on the room category in which you are staying or have stayed.

You will receive a notice of your accommodation fees for each month by post. Important: **You do not have the right to choose the room category.** The 🗓 [occupancy management service](#) will assign you a room.

💡 **Please note that you may receive retroactive fee notices.** Retroactive means that the period for the fee is in the past. Fee notices may be set retroactively for a maximum of 5 years. This means that as of 31/12/2023, fees may be charged retroactively to a maximum of 01/01/2019.

Example: You lived in asylum accommodation in 2021 and had income from a job. You have been unemployed since 2022. Even if you currently no longer have an income or no longer live in asylum accommodation, you must still pay the fees for 2021.

I have received a fee notice. What should I do now?

If you have a residence permit, contact the 🗓 [Jobcenter Landratsamt München](#) in the same month. Even if you currently have an income and have not received any Jobcenter benefits so far, please ask the Jobcenter about this anyway. If the sum of the accommodation fees exceeds your current financial means, you may be entitled to support from the Jobcentre.

💡 You must apply to the Jobcentre or the Social Welfare Office in the same month. **Anyone who submits the application too late must pay the fees themselves.**

If you are still applying for asylum or have discretionary leave to remain, please contact your social advisory service at your asylum accommodation.

Norms and rights in an asylum accommodation

- As a married couple or family, you have a right to live together.
- Women are only allowed to share a room with other women or with their family.
- You do not have the right to choose a particular room. If you have problems with your flatmates, contact the social counselling service in the accommodation or the occupancy management.
- Staff members are only allowed to go into your room when you are there. Exceptions are possible if a dangerous situation is imminent or repair work needs to be done. A room check without prior notice is not permitted.
- You have the right to receive visitors during the day.

- Shared toilets and showers must be separate for women and men and accessible at all times.
- In shared accommodation, you will be informed daily about mail that has arrived, for example by means of a mail list that is posted.
- You have no legal right to internet access (Wi-Fi) or TV in your accommodation. In many accommodations there is nevertheless a possibility. You can find out about the technical requirements in your asylum accommodation from the staff.