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Living

General information

In the city of Neumarkt i.d.OPf. affordable housing is scarce. Newly arrived residents therefore have a hard time finding a flat. There are a few important tips for finding accommodation

- Use the relevant internet portals (not just one of them) to look for accommodation, but also the daily newspapers. Older landlords in particular may only place their ad in the newspaper.
- It is easier to find a flat in the rest of the district than in the city of Neumarkt. Many locals also have to travel longer distances to work, school or doctors. Look around for a flat in the surrounding communities too! At the moment, many people are looking for a flat
- Landlords can choose their tenants. So you are in competition with all the other applicants. Landlords like to have tenants who don't cause problems and can always pay their rent on time. Try to make it clear to the flat provider that you are such a person! Do not give up immediately! A few rejections do not mean that you can never get a flat. Germans looking for a flat also have to be prepared to apply for a lot of apartments.

Looking for Somewhere to Live

Apartment search (Wohnungsuche)

As soon as you have a residence permit, you are generally obliged to move out of the shared or decentralised accommodation. You will need to find your own place to live. If you receive financial support from the Job Centre or need them in the future, please note: There are limitations on the amount the Jobcenter pays for housing (size of housing, maximum rent limits).

Important: Once you have found an apartment, you should not sign the lease immediately. The Job Centre must check and approve the rental contract before conclusion.

Landlords are often afraid that former asylum seekers do not know how to handle the landlord's property properly. Proper heating and ventilation, cleanliness in the flat and the prevention of damage are basic prerequisites for a landlord to be satisfied with the tenant.

Apartment search via the newspaper

Some landlords offer their flats in daily newspapers. Daily newspapers in the district are the Neumarkter Tagblatt and the Neumarkter Nachrichten.

Apartment search on the internet

In addition to advertisements in daily newspapers and weekly papers, there are now a large number of online portals offering rental and owner-occupied flats. Most rental offers can be found on the internet on the following online portals, among others: [Immobilien Scout 24](#), [Immowelt](#), [Immonet](#), [Wohnungsbörse](#), [Ebay-Kleinanzeigen](#).

Apartment search via Facebook

Besides the online portals, there are also many groups and pages on Facebook where flats are offered.

Housing cooperatives (Wohnungsbaugenossenschaften)

You can get a cheap flat through housing cooperatives. Registration is necessary for this. Sometimes there are long waiting times of several months. Link to the Neumarkter Wohnungsbaugenossenschaft www.wvg-neumarkt.de

Social housing / housing entitlement certificate (Sozialwohnungen / Wohnberechtigungsschein)

Social housing is accommodation for people with little money. Many people would like to move into these flats. This is why there are special rules. It can sometimes take several months or even years to get social housing. Only hand in the application for social housing completely filled out. In order to live in social housing, you need to have a "Wohnberechtigungsschein" (accommodation entitlement certificate). You can apply for this at the district administration office (Landratsamt).

Apartment inspection (Wohnungsbesichtigung)

Currently, there are only a few vacant flats in the district, and many people apply for them at the same time. Obtaining important documents early on, such as SCHUFA information (SCHUFA-Auskunft) or tenant self-disclosure (Mieterselbstauskunft), is therefore very important and can increase the chances of getting a flat.

It is advisable to compile the documents into an "application portfolio (Bewerbungsmappe)". The application folder (Bewerbungsmappe) should contain the following documents:

- Cover letter (Anschreiben) (Who am I/are we, what do I do for a living, how old are my children, why would I like to rent the flat)
- Tenant self-disclosure (Mieterselbstauskunft)
- Copy of identity card/residence permit (Ausweis/Aufenthaltsgestattung) (Attention: copy front and back)
- Copy of the notice from the job centre/social welfare office if you are not working
- Proof of salary for the last three months if you are working
- Copy of the Schufa information (Schufa-Auskunft)
- Copy of freedom from rent debt (Mietschuldenfreiheit)
- Proof of liability insurance (Haftpflichtversicherung)

Rent an apartment

Rent payment (Mietzahlung)

When you rent a flat or a house, you have to pay rent in advance every month.

Deposit (Kaution)

A security deposit is an amount of money that you pay to your landlord at the beginning of the rental. The deposit is a security for the landlord if something breaks in his apartment. When you move out of the apartment and nothing has been damaged in, you get the money back.

Incidental rental costs (Mietnebenkosten)

In addition to the basic rent ((Kalt-)Miete), you must also pay additional incidental rental costs to the landlord each month. Incidental rental costs include property tax, water, sewage, drainage, street cleaning, garbage disposal, elevator (if available), house cleaning (unless it is agreed that the tenants clean themselves), general house electricity, chimney sweep, certain insurances, janitor (if available), cable/antenna for the TV, etc. A utility bill is received from the landlord at the end of each year, listing the actual costs and offsetting them against the flat rates paid. Costs for heating are sometimes included in the service charges, but usually you have to pay natural gas and electricity directly to the public utility company. Again, you pay a monthly flat rate that is billed at the end of the year based on actual consumption. Keep an eye on your utilities/energy costs or you may have to pay a lot of extra money.

Rental contract (Mietvertrag)

The landlord draws up the tenancy agreement - the tenant signs it. Tenants and landlords must comply with the obligations set out therein. The tenant is obliged to transfer the rent and the incidental costs (Nebenkosten) at the agreed time and to follow the house rules. The landlord can terminate the lease if the renter does not pay (on time) or continually violates the house regulations. The landlord must settle the incidental costs (Nebenkosten) once a year. German tenancy law is very complex. If you have any problems, contact your nearest tenants' association. Here you can get comprehensive legal advice for an association fee of about 60-100 € per year: [Mieterhilfe - Ihr Mieterhilfverein in der Nähe](#)

Registering your address (Wohnsitz anmelden)

Everyone who moves into a flat in Germany must register in person at the town hall within two weeks. A change of registration at the town hall within two weeks is also necessary in the case

of a relocation. You must present confirmation from the landlord when registering.

People who do not register and re-register in time may have to pay a fine.

It is important that after registering and moving into the flat, the doorbell and letterbox are labelled with the family name so that the mail can be delivered correctly.

What do you need to bring with you?

- Passport or identity card
- in the case of children, children's identity card (birth certificate; in the case of foreign birth certificates, please also provide a translation into German or an international birth certificate)

What do you get?

Confirmation of registration (be sure to keep it)

Starter Kit (Erstausrüstung)

If you receive benefits from the Job Centre, you have the possibility to apply for initial equipment for furniture and furnishings. The initial equipment includes furniture, curtains, mattresses, cooking utensils, crockery and, if not available in the flat, a cooker, sink, refrigerator and washing machine.

It is important that the application is made before the furniture is purchased.

Info for refugees: When moving out of the accommodation facility, you are not allowed to take the furniture of the facility. That's why you need new furniture. You can submit a request for a Starter Kit to the Job Centre.

House rules (Hausordnung)

Certain rules for living together are stipulated down in the house rules. These apply to all persons living in shared accommodation or a flat or house.

All people in the house are responsible for avoiding noise as much as possible. Special consideration must be given at noon and from and between 22:00 to 6:00 – these are the “quiet hours” (Ruhezeit). On Sundays and public holidays, the whole day is quiet time.

Heating, water, electricity

Gas, water and electricity are part of the so-called incidental rental costs. Water and gas are usually included in the utility fee. Electricity costs extra. You have to take care of the electricity yourself and find a supplier.

Ventilation and waste sorting (Lüften und Mülltrennung)

Ventilate: You should regularly open the windows fully to let in fresh air. This will prevent mold from developing.

Waste separation: In Germany, it is extremely important to separate waste properly so that it can be recycled. You can read here in English which waste belongs in which bin (paper, yellow bag, organic waste and residual waste): [Abfall Armed Forces 11.12.92 \(landkreis-neumarkt.de\)](http://Abfall Armed Forces 11.12.92 (landkreis-neumarkt.de))

Internet and television

Costs for the Internet are not covered by the Job Centre. Providers can also be freely chosen for this. It is important to note that the minimum contract duration is usually 24 months. Termination is only possible in special cases.

Broadcasting fee (Rundfunkbeitrag)

Every household in Germany has to pay the broadcasting fee (Rundfunkbeitrag) (GEZ). This contribution finances the public television and radio stations. Only under certain circumstances can you be exempted from this contribution. As an ALGII recipient, you are exempt from broadcasting fees, but you have to apply for this. The printout from the Jobcenter, which is enclosed with each notification of approval, serves as proof. The exemption is only valid for the duration of the authorisation and must be repeated with each new authorisation ((Link: [Befreiung von Rundfunkbeitragspflicht](#))

More information (also in other languages) is available at : [Der Rundfunkbeitrag - Information in Other Languages](#)

Relocation, moving out, residence requirement

Cancellation (Kündigung)

If you want to move out of a flat, you you have to notify the landlord in writing. You have a notice period of three months.

The landlord himself cannot simply terminate your lease, except for personal need (that he or his family would like to move in themselves). However, if you don't pay your rent on time, you risk being sued for eviction at some point.

Moving out (Auszug)

When moving out, the flat must generally be left clean-swept. Depending on the specifications in the rental contract, the flat may have to be painted.

After moving out, the deposit will be refunded if no damage has been caused.

Residence requirement (Wohnsitzauflage)

During the ongoing asylum procedure, residence is restricted to the area of the assignment municipality. This is stated in the residence permit. Even after completion of the asylum procedure, a residence requirement applies to recognised refugees and tolerated persons who receive social benefits.

Anyone who has been recognised in Germany as of 01.01.2016 must live in a specific place for 3 years. With a residence requirement, a person may move freely within the federal territory.

However, one must live in the assigned place. The residence requirement can be lifted:

- if employment subject to social security contributions is taken up of at least 15 hours a week and a minimum salary of 712 euros net,
- if vocational training, school-based training or studies are commenced,
- when taking up vocational orientation and vocational preparation measures,
- for family reunification (nuclear family = spouse and children),
- in case of hardship (death or need for care of a relative).

The application for the lifting of the residence requirement must be submitted via the immigration authority office (Ausländerbehörde).

Housing allowance

Housing Allowance Office of the Neumarkt District Office i.d.OPf. (Wohngeldstelle des Landratsamtes Neumarkt i.d.OPf.)

Landratsamt Neumarkt - Sachgebiet 33: Social affairs, education assistance, housing allowance, housing promotion

Neuer Markt

2. Stockwerk

Nürnberger Straße 2

92318 Neumarkt i.d.OPf.

Please arrange an appointment with the respective case responsible if you come in person!

Opening hours:

Monday: 8:00 - 16:00

Tuesday: 8:00 - 16:00

Wednesday: 08:00 - 12:00

Thursday: 08:00 - 18:00

Friday: 08:00 - 12:00

[Internetseite \(Wohngeld, Landratsamt Neumarkt\)](#)

Under certain conditions (low income) you are entitled to housing allowance, which is a rent subsidy. This can be requested or applied for at the social welfare office.

Living in accommodation for asylum seekers

The accommodation provided by the district and the administration of the Oberpfalz for asylum seekers is not private housing. They cannot expect to be able to live there permanently. The shelters serve the sole purpose of accommodating asylum seekers until a decision is made by the BAMF. Recognised refugees must look for their own flat. You can find more information [here](#).

When moving out of the accommodation, all the equipment (mattresses, bed linen, household items, furnishings) provided when moving in must remain in the accommodation, it is the property of the respective accommodation operator.

Any resident can be assigned to another accommodation by the District Office (Landratsamt) at any time.

In addition, new roommates can be assigned to a room or shelter at any time.

The shelters are public facilities. The house rules are exercised by the accommodation manager. There are house rules in each case, which must be respected.

House rules in:

German, English, سراف نابز , ةيبرعل