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Housing

You can find apartment offers:

in newspapers
on the internet
at banks (e.g. VR-Bank, Sparkasse – ads in the shop windows)

How to find a place to live

You can find apartment listings

- in newspapers
- online
- in banks (e.g. VR-Bank, Sparkasse, advertisements in the window)


Most landlords require a **security deposit (Kaution)** (usually 2 to 3 months' rent) before you can sign **the lease**. You will get the security deposit back when you move out of the apartment, as long as nothing was damaged while you were living there.

Useful addresses:

Immobilienscout24

 www.immobilienscout24.de

WG-gesucht (flatshares and apartments)

 www.wg-gesucht.de

Haller Tagblatt (Hall Daily Paper)

Immobilien suche (real-estate listings)

 http://immo.swp.de/schwaebisch_hall

Rent – what does it include?

Rent is made up of:

“Cold” monthly rent (Kaltmiete) and additional expenses (Nebenkosten). The “cold” rent is a fixed sum. Additional expenses can include the costs of maintenance, water, sewage and heating and are usually calculated yearly on the basis of consumption. Additional expenses are paid to the landlord and/or to the provider.

Most landlords require a security deposit (Kaution) (usually 2 to 3 months' rent) before you can sign the lease.

The **deposit** is a security payment for the landlord. It must be paid before you move into the residence.

The Job Centre (if you have a residence permit) or the District Administrative Office (Landratsamt) (if you are an asylum seeker) can lend you the money, as long as the amount of the deposit is in line with legal requirements.

For example:

- Security deposit: 2,200 euros
- The Job Centre or District Administrative Office will lend you 2,200 euros.
- You now need to pay back the 2,200 euros to the Job Centre or District Administrative Office. You can also pay the loan back in instalments. This means each month, you will pay a portion of the 2,200 euros owed.
- When you move out of the residence, you get the deposit money back. Important: You must **not leave any damage behind** when you **move out** of the residence. If you do, you will not get the deposit back (or only some of it).

Electricity is usually charged separately by a provider.

Every household must pay a **fee for waste disposal**. This pays for the regular pickup of the waste.

Moving into a new residence

What do you need to keep in mind when moving into a new residence?

- Write your surname on the mailbox and doorbell / buzzer
- Inform the following places about your change of address (just a few examples): Bank, insurance provider, Department of Finance, your employer, school, kindergarten, Federal Employment Agency or Job Centre, mobile phone provider, internet provider

Where to get inexpensive furniture

If you are looking for inexpensive furniture for your new home, this is where to look:

- [eBay Kleinanzeigen \(eBay classified ads\)](#)
- Second-hand stores such as **Hab & Gut**
Second-hand goods and food
■ [Blendstatt 30, 74523 Schwäbisch Hall](#)
■ [0791 978147-11](tel:079197814711)
Fax: 0791 978147-20
■ haller-arbeit@erlacher-hoehe.de
- Food banks

Who receives housing benefits?

Housing benefits (Wohngeld) are a subsidy to help cover the costs of your personal residence. It is intended to help people with low incomes cover their living expenses.

Also applies to people doing vocational training – [training support grant](#)

Please note: **If you receive unemployment benefits (Arbeitslosengeld II or ALG II), you are not eligible for housing benefits.**

Renters can receive housing benefits in the form of rent subsidies (Mietzuschuss); homeowners receive it in the form of cost subsidies (Lastenzuschuss).

You can get more information [here](#) or from the relevant authority in your community.

Registering your address

- Everyone who moves into a residence in Germany must register in person at the **Citizen Centre (Bürgeramt) within two weeks**.
- When you move house, you also need to **change your address at the Citizen Centre within two weeks** of moving.
- You must present **confirmation from the landlord** when registering.
- If you do not register or change your address on time, a fine will be payable.
- It is important to make sure that your surname is **written** on the **doorbell/buzzer and letter box** at the address once you have registered the address and moved in. This ensures that your post is delivered to the correct address.

Register your address at the town hall of the community in which you live:

What do you need to bring with you?

- Passport or ID card
- if you have children, the child's identification
- (birth certificate [Geburtsurkunde]; if the birth certificate is from another country, please include an additional translation into German or bring an international birth certificate)
- Rental contract

What do you receive?

You will receive a confirmation of registration (Anmeldebestätigung) (it is essential that you keep this)

Non-EU citizen

Asylum applicant (24 months in temporary accommodation)

Asylum seekers who have been **living in temporary accommodation for 24 months** with a pending asylum application, as well as anyone whose **asylum application has been rejected** (usually people with "temporary postponement of deportation") will receive a **"residence requirement" (Wohnsitzauflage)**. You can look for a place to live by following a set process – residence requirement for asylum seekers (Wohnsitzauflage für Asylbewerber). Please note: In this process, the size of the apartment and amount of rent are predetermined.

Before you can sign the lease, the corresponding **landlord's rental confirmation (Mietbescheinigung des Vermieters)** must be submitted to the "Asylum Seekers' Benefits Administration" ("Asylbewerber-Leistungs-Verwaltung") (Schwäbisch Hall District Administrative Office). The latter will check whether the rent is appropriate for the residence. If the decision is positive, you can then sign the lease and move in.

If you have **not found a place to live** by the deadline, the community / city will provide you with **emergency housing** within the framework of subsequent accommodation (Anschlussunterbringung). The costs are covered by the job centre provided you do not have your own income through work.

Recognised refugees

Asylum seekers are accommodated in the GUKs. In order to move out of these GUKs, certain requirements must be met.

As soon as you have a **residence permit**, you must move out of the temporary accommodation (shared accommodation). **You must find your own flat.**

If you are allowed to stay in Germany, you will receive a special permit. This is called a "residence permit". You have to go to the immigration office for this.

You must bring two things with you:

- your identity card
- the letter from the BAMF stating that you are allowed to stay here.

Because the new residence permit takes a bit of time, you will first receive another document. This is called a "Fiktionsbescheinigung". It is green and shows that you are allowed to stay here until the real permit is ready.

- In a special procedure - **residence requirement** - the city tells you where you should live. You are allocated a specific place. You have to look for a flat there.

[Who is not covered by this regulation?](#)

- If you don't have a job yet and don't earn any money, the job centre will help you. It will pay your rent - but only if you really need help. The flat must not be too big or too expensive.
- If you find a flat, you must bring a note to the job centre. This slip of paper is called a "rent certificate". The landlord must fill it out and sign it. It also states how much rent you have to pay and whether a deposit is required.
- If the job centre approves the flat, you have to take it to the immigration office. There you also tell them when you will be moving into the flat. Your identity card (fictitious certificate) will then be changed. You go to the immigration office in the place where you lived before.
- You can then **sign the tenancy agreement and move in.**

If you do not find a flat within the specified time, the following happens:

The city will then give you a place in emergency accommodation. This is a house or a room where you can live for the time being.

As long as you are not yet earning money from work, the job centre will pay for your accommodation.

Residence requirement (Wohnsitzauflage)

Since the Integration Law came into force, recognised refugees in Baden-Württemberg have been entitled to a **"residence requirement" (Wohnsitzauflage)** for certain communities (in accordance with § 12a Aufenthaltsgesetz [AufenthG]).

A residence requirement means that a refugee with a residence permit (Aufenthaltserlaubnis), Temporary Residence Permit (Aufenthaltsgestattung), proof of arrival (Ankunftsnachweis) or permission to remain until deported (Duldung) **is required to live in a certain place.**

The persons named do not need to do anything – the “residence requirement” applies for all groups of people mentioned. It only stops being valid when you have your own income.

Appearance at the foreigners authority

Every foreigner who is not an EU citizen and is travelling to Germany to live here must **register** with the **local foreigners authority**. This is where matters relating to your residence status are clarified.

Where?

You live in Schwäbisch Hall:

Foreigners' Registration Office

📍 [Gymnasiumstraße 2, 74523 Schwäbisch Hall](#)

☎ [\(0791\) 751 340](#)

Fax: (0791) 751 409

✉ auslaenderbehoerde@schwaebischhall.de

🌐 www.schwaebischhall.de

Office hours

Mon 8:00 - 12:00

Tue 8:00 - 12:00, 14:00 - 16:00

Wed 8:00 - 12:00

Thu 8:00 - 12:00, 14:00 - 17:00

Fri 8:00 - 12:00

and by appointment

You live in Crailsheim:

Foreigners' Registration Office

📍 [Marktplatz 1, 74564 Crailsheim](#)

Mr Schilp (Room 0.12)

☎ [07951/403-1207](tel:079514031207)

Mrs Munzinger (Room 0.10)

☎ [07951/403-1272](tel:079514031272)

✉ elke.munzinger@crailsheim.de

You live in another municipality in the district of Schwäbisch Hall

Schwäbisch Hall District Office

Office for Migration

Mrs Maile

📍 Karl-Kurz-Straße 44, 74523 Schwäbisch Hall

☎ [0791 755-7262](tel:07917557262)

Fax: 0791-755-7966

✉ amt-fuer-migration@lrasha.de

Consultation hours:

By appointment!

Follow-up accommodation

Appearance at the foreigners authority.

Every foreigner who is not an EU citizen and wishes to live in Germany must register with the local foreigners authority. All matters relating to your residence status will be discussed here.

Foreigners' Registration Office of the district of Schwäbisch Hall

Address

The towns of Schwäbisch Hall and Crailsheim have their own immigration authorities. You can contact them directly.

Addresses

If you have a residence permit, you must find your own accommodation and move out of your temporary accommodation. If you have not found your own accommodation within 6 weeks of receiving your residence permit, your asylum application has been rejected or a decision on your asylum application has not yet been made after 2 years, you will be allocated to a municipality for subsequent accommodation.