

# Finding a Room in Trier: Quick Guide

## Dormitory Rooms

- Trier University of Applied Sciences has some dorm rooms for exchange students. However, there are usually more students than rooms. So if you'd like to stay in a dormitory, please let us know early on ([aaa@hochschule-trier.de](mailto:aaa@hochschule-trier.de)).
- The university can allocate a number of rooms in the dormitories Tarforst, Olewig and Petrisberg to international students.
- Another option is the [Cusanushaus](#), a private dormitory.

## General information

- **Finding a room can be hard.** Cheap accommodation is not easy to find in German cities. You will likely have to compromise in some way (paying more, living further out, sharing a bathroom/kitchen ...). Therefore, we recommend you start looking for offers before coming to Trier.
- **Interim lease / "Zwischenmiete".** When looking for a room, search for "Zwischenmiete" or "Wohnen auf Zeit" first – these are offers that are only for a couple of months. Usually, these rooms are the easiest to get for exchange students. Many other landlords will prefer renters that are staying for at least a year.
- **Furnishing.** Rooms in Germany are **not usually furnished** – in many cases, there isn't even a kitchen. Look for the word "**möbliert**" (*furnished*) in ads. When you do find a furnished room, the previous tenant might want you to pay for the furniture ("Ablöse", "Abschlag").
- **Cost.** Rent is usually broken up into "Kaltmiete" (basic rent for the apartment) and "Nebenkosten" (additional costs for gas, water, trash, cleaning ...). If you find an offer that seems very cheap, **make sure that the additional costs are included!** They can make up a substantial part of the rent. In addition, you'll probably have to pay a safety deposit ("Kautions") – see below.
- **GEZ.** In Germany, everybody has to pay a fee for radio and television. This is currently 17.50 € per month and household. So if you live in a shared household with three people, each person only has to pay 5.38€. If you live alone, you have to pay the full amount. You will receive a bill from the GEZ a few weeks after registering (see below).
- **Registering at City Hall ("Bürgeramt").** All new residents have to register at City Hall. To do so, you need a "Wohnungsgeberbescheinigung" – a certificate from your landlord that you actually have a room. You can go there by yourself or just fill in a form at the International Office during Orientation Week. Also, don't forget to deregister when you move out – this can be done online (<https://www.trier.de/broker.jsp?uMen=393035e6-fb63-f31f-e9db-ca2a348b027a>).
- **Proof of solvency.** Many renters want proof that their tenants can actually afford the room or apartment. Therefore, they may demand that a student's parents stand surety for him or her, or expect you to provide bank statements and/or a credit rating (German "Schufa-Auskunft").
- **You can't be a guest forever.** Please note that you're not allowed to stay at your friend's apartment or dorm room for a longer period of time. If you want to share a flat, you have to ask your landlord for permission.

## What are your options?

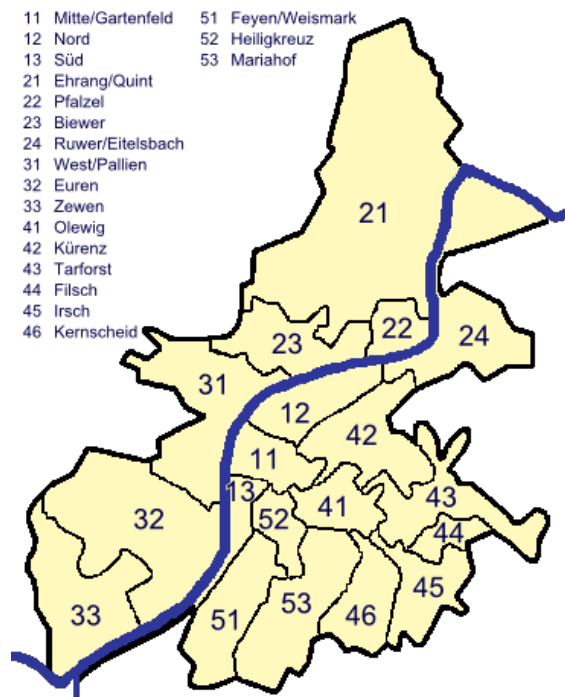
- **Renting your own private room:** This is the most comfortable option, but it will likely cost 350-500 euros per month.
- **WGs** (shared flats) are very popular among students because they are cheaper (usually 250-400 Euro) and more social. In most shared flats, every student has their own room but has to share bathroom and kitchen. This option is particularly attractive for exchange students because there will often be internet access, a washing machine, kitchen tools you can share, etc. However, a WG also means less privacy and possibly conflicts with your flatmates.

## Signing a contract

**Be sure to sign a valid contract with your landlord.** Sometimes tenants try to sublet their apartments without informing the owner – this is illegal! Also, you will need a confirmation from your landlord to register at City Hall. Without this registration, you won't be able to open a bank account or get a tax ID (which you need, for example, if you're planning to work). Read the contract carefully and ask for help if anything is unclear. Some points to watch out for:

- **What is the lease period?** Often landlords will only rent out their flats for a minimum period of time (for example six months). Even if that is not the case, there is usually a **cancellation period of three months**. This means you will have to inform your landlord three months in advance that you're going to move out. For these three months, you still have to pay your rent!
- **When will you have to pay?** Rent has to be paid **in advance** (example: You have to transfer the rent for April by March 31).
- **Safety deposit.** For most flats you will have to pay a safety deposit (usually two or three months' rent). You get it back when you move out if there is no damage to the room and the room is well cleaned. Make sure to check the apartment for any damage before signing the contract. All pre-existing damage should be documented in a takeover protocol.
- **Your duties.** Often renters have certain duties. You might be responsible for cleaning the hallways or sweeping the pavement regularly, or painting the walls before moving out.
- **Rules.** Usually there is a "Hausordnung" (house rules) that specifies what tenants are not allowed to do (such as keeping pets or drying laundry in your room).

## Where to live?



Trier University of Applied Sciences is located in Pallien (31), so many students like to live in the surrounding parts of the city (32, 12, 11). Areas near the center (13, 42, 41) are also popular.

However, please note that **a bus ticket is included in the semester fee**, so you're fairly flexible in choosing a place to live!

On the [VRT Trier website](#), you can check how to get to your address by bus.

(image source: Von Rp. - Eigenes Werk, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=4553349>)

## Useful websites:

You can find room offers on the following websites:

- [www.hunderttausend.de](http://www.hunderttausend.de)
- [www.ebay-kleinanzeigen.de](http://www.ebay-kleinanzeigen.de)
- [www.wg-gesucht.de](http://www.wg-gesucht.de)
- [www.immobilienscout24.de](http://www.immobilienscout24.de)

## Useful vocabulary

<b>Ablöse / Abstandszahlung / Abschlag</b>	fixtures and fittings <i>The previous tenant wants to sell you some of his/her furniture.</i>
<b>Kautions (Ka, Kt, K)</b>	safety deposit
<b>Meldebestätigung</b>	registration certificate <i>You'll get this document at City Hall. You need it, for example, to open a bank account.</i>
<b>Miete</b>	rent
- Kaltmiete	rent without additional costs
- Warmmiete / Gesamtmiete	rent including additional costs
<b>möbliert (möb.)</b>	furnished
<b>teilmöbliert</b>	partly furnished <i>This often just means that there is a kitchen, no additional furniture. Ask the landlord what's included.</i>
<b>Untermiete</b>	sublease
<b>(Miet)Vertrag</b>	(lease) contract
<b>WG (= Wohngemeinschaft)</b>	shared flat / house
<b>Wohnungsgeberbescheinigung</b>	<i>A document you receive from your landlord. You need it to register at City Hall.</i>
<b>Zwischenmiete / Wohnen auf Zeit</b>	interim / short term let

If you need help or have questions, feel free to contact me ([aaa@hochschule-trier.de](mailto:aaa@hochschule-trier.de))!