

Important Information for Renting a Room

Hochschule Worms

Cost of rooms

The cost of living in Germany may be very different from your home country. Furnished rooms start at about €300 to €450 (and often more) per month. Electricity, water and heating are already included (and amount to €80 and more per month). In Germany, the costs for electricity, water and heating are among the highest worldwide. The rates set by your landlord/ -lady is rather low and based on the assumption that you know how to save energy (heating!) and water as much as possible. So turn down the radiator when taking classes or leaving your room for a few hours. You have signed a binding contract. If you wish to change your accommodation, you are responsible for finding a new tenant. Do not expect to find another furnished room for €100 or €150. You have to make a security deposit (a "Kaution") of mostly €300 in advance before you can move into the room.

When moving in

When you move into your room it will be clean. You are responsible for it. When moving into your room, be sure to check everything carefully. If anything is broken or in a bad condition, please immediately inform your landlord/landlady and only in emergency case us by email: housing@hs-worms.de – add a remark on both of the rental contracts before signing it. Always inform your landlord/landlady right away if anything does not work properly.

Keeping your room

Students are responsible for keeping their rooms clean and orderly and are expected not to damage rooms and furnishings. When a student is assigned to an accommodation, it is understood that the assignment carries with it an obligation to protect the landlord/landlady's property. Please ask your landlord/landlady for the "rules for your room". You have to respect quiet hours (after 10.00 p.m.) in order to secure the right of other housemates to read, study and sleep free from unreasonable noise and other distractions.

You will pay any damage, which is caused by you. This includes damage to the furniture, lamps, heaters or anything else in your room that is not your property (as well as to items in the common areas).

If the room and the furniture are in good condition and clean when you move out, your security deposit will be returned (or transferred a few days later to your home country's account). If your room is filthy or damaged, your landlord will charge you and is entitled to reduce your deposit. Please open your room window every day for at least 10 minutes, even in winter times.

Some houses in Germany are especially insulated, so it is very important to leave humidity levels at a very low level, this is the best way to prevent mild in your room.

There is nothing more disgusting than a filthy room or toilet, trash that hasn't been taken out for months, and rotting food in the kitchen. Not only that, but it is also unhealthy. Everyone is expected to clean his/her apartment regularly. If you need a cleaning service for your room, talk to your landlord/landlady or find one by leaving a notice at your supermarket's black board, the rate is about €10,00 - €15,00 per hour by a private person. Cleaning services only clean, they do not pick up your dirty laundry off the floor, straighten up your desk, etc.

Deposit

Please keep in mind that you only will receive the complete deposit back, when leaving your room/apartment in a good condition. If there is damage or even if the room is dirty, the landlord is allowed to deduct this from your deposit, so you will not receive the total sum of money back.

Furniture and Bedding

Furnished rooms generally contain a bed, table, chairs and a wardrobe for your clothing. Furnished kitchens have a refrigerator, sink and generally two stovetop burners, but not all have an oven. We have informed you that you will have to bring or buy your own bed linen, sheets and towels.

Smoking

Smoking is prohibited in all of the accommodations. You can only smoke outside.

Visitors

You can have guests, but must inform your landlord/-lady in advance if you have overnight guests.

On-going costs

Once you have a room, you are fully responsible for it, even if you are on vacation. This means paying your rent and other fees on time (monthly) or else risk having to pay a penalty fee, or worse, being evicted from your room. This often becomes a problem during vacations, when students go on trips or return to their home countries and do not leave enough money in their bank accounts to pay their rent while they are gone. Some landlords and landladies are more sympathetic than others. Most students arrange to have their rent and other bills deducted directly from their bank accounts every month.

Internet connection

In some cases, you will have Internet access provided by your landlord/-lady and included in your monthly rate. Costs for Internet depend on the respective contract, but normally there is a monthly fee to pay of €15-€30. Sometimes Internet is not included in the rent and you will be responsible for getting an access. Please contact your landlord/-lady before your arrival to inquire about this.

Sorting of Trash

There are different containers at your dormitory, residence or your shared apartment. Ask for the waste collection schedule, since the different containers are collected on different days.

The container colours (in Worms):

Blue container: For paper and cardboard only

Brown container: For biological waste (peels, leftovers, but no meat)

Black/grey container: Other household waste (meat in black container)

Yellow plastic bag: Plastic and compound materials

Disposable bottles and glass is collected in containers across the city (often close to supermarkets, white containers for white glass, green container for green glass, brown container for brown glass).

Moving out of your room

If you want to change your accommodation, you are responsible for finding a new tenant and to get your landlord/landlady's agreement in advance. If you decide leaving Germany earlier than agreed in your contract, you will have to find a replacement tenant. If you cannot find one, you will have to pay the rent as agreed in the contract.

Above all, remember always to be respectful, kind and considerate with your housemates and landlord/landlady. Treat others as you wish to be treated. Requests for quiet or cleaning are not personal attacks, but simply requests.