Hochschule Kaiserslautern
University of Applied Sciences

How to find accommodation in Zweibrücken

Dear students,
We as International Office are happy to welcome you at Hochschule Kaiserslautern and hope you will have a successful and pleasant time with us. As we know, finding a room/ apartment is a very important aspect of your preparations. But experience shows us, that finding a suitable and affordable accommodation in Zweibrücken might be challenging. Therefore, we created the following brochure in order to support you. Nevertheless, the initiative in finding accommodation needs to come from you. You need to start looking as soon as possible, ideally right after being admitted at Hochschule Kaiserslautern and not just after receiving your visa. During the 2 months before the official semester start, many people will be looking for an apartment.
In Germany, on-campus accommodation offered by the university itself is not a very common thing. Instead, student housing is offered by the Studierendenwerk Kaiserslautern, a union that is in charge of public student housing. However, places are limited (approx. 10% of the students are living there) and most of the students either live with their family or in a shared apartment. This means that everyone has his or her own bedroom and depending on the apartment you are staying at, all other facilities such as bathroom, kitchen or living room may be shared with the other residents. As a consequence of that concept, students are living all over town.

What to consider

- Location Campus Zweibrücken, Amerikastr. 1
  → which neighbourhoods are easy to reach by foot/ bus? (http://www.stadtbus-zw.de/)
- Rent
  → how much can you spend on the rent? Consider the difference between total rent („Warmmiete“) and basic rent („Kaltmiete“). Normally, the total rent for a room varies between approx. 260€ - 340€.
- Deposit
  → has to be deposited upfront (approx. two or three months’ rent); will be given back to you at the end of your stay if the apartment/ furniture is not damaged.
- Try to find out whether an apartment is furnished or not.

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Finding accommodation

- Hochschule Kaiserslautern has cooperation with Studierendenwerk Kaiserslautern, a union that is in charge of public student housing.
- Places are extremely limited so register as soon as possible.
- An application does not automatically mean you will get a room. Therefore, you seriously need to look for an alternative.
- As soon as you are accepted at Hochschule Kaiserslautern, we will send you an email with the housing details and a link. If you are planning/ hoping to get a room at the dormitories, apply immediately.
- As soon as you have submitted your application, you will receive a confirmation email from the Studierendenwerk that has to be confirmed by you! Without your confirmation, the application is not processed!
- The application is not a rental contract.
- The Studierendenwerk will inform you about available rooms. Once that happens, you need to accept the offer as soon as possible. Otherwise, the room might be given to someone else.
- Confirmation regarding a room will be issued at the earliest 4 to 6 weeks before the semester starts, since the former tenants will not terminate their contracts earlier.

https://www.studierendenwerk-kaiserslautern.de/en/housing/student-housing/online-application

Furthermore, there is R&K Immobilien and Vision GmbH, a company that owns buildings with private student dormitories. They rent rooms in shared apartments near the campus (Virginiastraße). Please address your inquiries to:

Ms. Ranya Kraouch
+49 176 48738459
ranya.kraouch@ynhome.de

If you should not get a room in a dormitory or you prefer to find a room/ an apartment on the private rental market, there are several links that might help you in finding an accommodation in Zweibrücken:

Finding a shared apartment:
On the following pages, you can find rooms in shared apartments. They are offered by private persons.

- http://www.wg-gesucht.de/ (available in both German & English)
- https://housinganywhere.com/ (available in English and German)
- http://www.wg-welt.de/ (only available in German)

Finding an apartment in general:
On the following pages, both private persons and real estate agencies advertise apartments.

- https://www.immowelt.de/ (only available in German)

- https://www.immobilienscout24.de/ (available in English and German)
- https://www.studierendenwerk-kaiserslautern.de/en/housing/private-residential-market (available in English and German)
- http://immo.rheinpfalz.de/ (only available in German)

Finding an apartment with a real estate agency

Finding an apartment with a local real estate agency is also a possibility. Have in mind that there is a new law in Germany, saying that the commission fee is no longer paid by the tenant. However, depending on your contract, some additional charges may be payable.

Some addresses in Zweibrücken are[1]:

- Bohrmann Immobilien
  0049-6332-17786
  Hauptstrasse 86
  66482 Zweibrücken
  www.immobilien-bohrmann.de
- Klaus Baumann Immobilien
  0049-6332-72737
  Landauerstr. 15
  66482 Zweibrücken
  www.immobilien-baumann.de

Finding a temporary solution

If you should not be able to rent a room/ apartment upfront (due to visa issues etc.), you might need to find a temporary solution until you are able to rent an apartment. Here are some helpful links:

- https://www.airbnb.com/ (available in both German & English)
- http://www.booking.com/ (available in both German & English)
- https://boardinghouse-zw.de/ (only available in German)
- https://www.diejugendherbergen.de/jugendherbergen/homburg/ (only available in German)

During your stay

Please have in mind that most apartments/dormitories have certain house rules you should respect. Some of them might be:

- No loud music after 10pm
- Weekly cleaning of both the private room and the common space
- Regular ventilation of the rooms

[1] No claim is made to completeness. The list is based on our students' experience.

- Cleaning of stairwell/ pavement
- No overnight guests/ only under certain circumstances

What to do before moving out

Before you are moving out, there are several things you should consider.

- Some landlords expect you to paint the rooms (mentioned in the rental contract)
- The apartment should always be thoroughly cleaned (if you are not able/ willing to do that, you will have to hire someone) and all garbage has to be removed
- If something is damaged, tell your landlord upfront and take some pictures of the damage
- Make sure all ancillary costs are paid
- Check your rental contract for more duties/obligations

Helpful vocabulary/abbreviations

Kaution:	Most landlords require a security deposit that will be given back to you at the end of your stay if the apartment/ room/ furniture is cleaned and not damaged. Normally, the deposited amount will equal a two or three months' rent.
Kaltmiete (KM):	Only the basic rent; ancillary costs such as use of water, gas, electricity, heating, etc. are not included.
Warmmiete (WM):	All additional running costs are included; additional costs for telephone, television, Internet are usually not included and have to be paid additionally.
Nebenkosten (NK):	Ancillary costs (use of water, gas, electricity, heating, etc.)

DG:	„Dachgeschoss"→ top floor
EBK:	„Einbauküche"→ built-in kitchen
EG:	„Erdgeschoss"→ ground floor
AB:	„Altbau"→ old building
ELW:	„Einliegerwohnung"→ granny flat
FBH:	„Fußbodenheizung"→ underfloor heating
FW:	„Fernwärme"→ district heating
GEH:	„Gasetagenheizung"→ gas single-story heating

HK:	„Heizkosten“→ heating costs
KR:	„Kellerraum“→ basement room
MFH:	„Mehrfamilienhaus“→ multiple dwelling
NB:	„Neubau“→ new building
NR:	„Nichtraucher“→ nonsmokers only
OG:	„Obergeschoss“→ upper floor
TG:	„Tiefgarage“→ underground car parking
TLB:	„Tageslichtbad“→ daylight bath
VB:	„Verhandlungsbasis“→ basis for negotiation
Wfl:	„Wohnfläche“→ living space
ZH:	„Zentralheizung“→ central heating
ZKB:	„Zimmer, Küche, Bad“→ room, kitchen, bathroom

Further Information

For further information regarding housing, please check the following link:

https://www.studierendenwerk-kaiserslautern.de/en/housing/student-housing