

Info Sheet: Housing in Schmalkalden

As an international student at SUAS, you will certainly wish to be living in Schmalkalden during your studies, whether you are going to join us for one or two semesters as an exchange student or for a full degree. Good news: Compared to other German university cities, accommodation in Schmalkalden is very affordable, and there are plenty of rooms and apartments both on campus and within walking distance from it. Yet, finding a place to live in another country may be cumbersome, which is why on the following pages we would like to guide you in detail through the housing process in Schmalkalden.

Already before your arrival in Germany it is important to start looking for a place to live. In Schmalkalden, there are basically two types of housing that we are going to present to you: 1) student dormitories, and 2) private housing. Plus, we are going to provide you with 3) some useful information on housing in Germany. This paper is designed to help you select the right accommodation for yourself, and you can of course contact us with any further queries on housing via e-mail to io-housing@hs-schmalkalden.de. The housing team is also available via phone and/or WhatsApp: +49/170/9379361.

(a) Student Dormitories

(i) General Information

There are three student dormitories in Schmalkalden: Two are located directly on campus (Blechhammer Building I and II) and the other one is located in the residential area, a five minutes' walk away from campus (Martin-Luther-Ring). The dormitories provide two different types of apartments: single apartments as well as single rooms in a shared flat of two or three people. All rooms are fully furnished. The prices range from €155 to €218 per month, depending on the quality and size of the flat as well as on the duration of your stay. The refundable deposit is always €300.

Living in one of the student dormitories is convenient and especially attractive for exchange students, who often struggle to find a private room for just a few months. Please note that the student dormitories, although situated in part on campus, are not run by the university itself but by the Students' Union in Thuringia. Detailed information in German and English can be found on the following website: <https://www.stw-thueringen.de/english/housing/residential-homes/schmalkalden/wohnanlagen-schmalkalden.html>.

(ii) Interior

- The size of a room ranges from 9m² to 20m².
- All rooms are completely furnished with a bed incl. mattress, a desk, a chair, a wardrobe and a lamp.
- All apartments feature a built-in kitchen and a restroom with a shower.
- All rooms feature internet (LAN), TV and telephone connection. The company Thorwarth next to campus provides internet contracts.
- A total of five rooms are handicapped-accessible.
- There are free parking lots in front of or behind each house.
- In each house, there are special rooms with washing machines and dryers as well as bicycle storage.



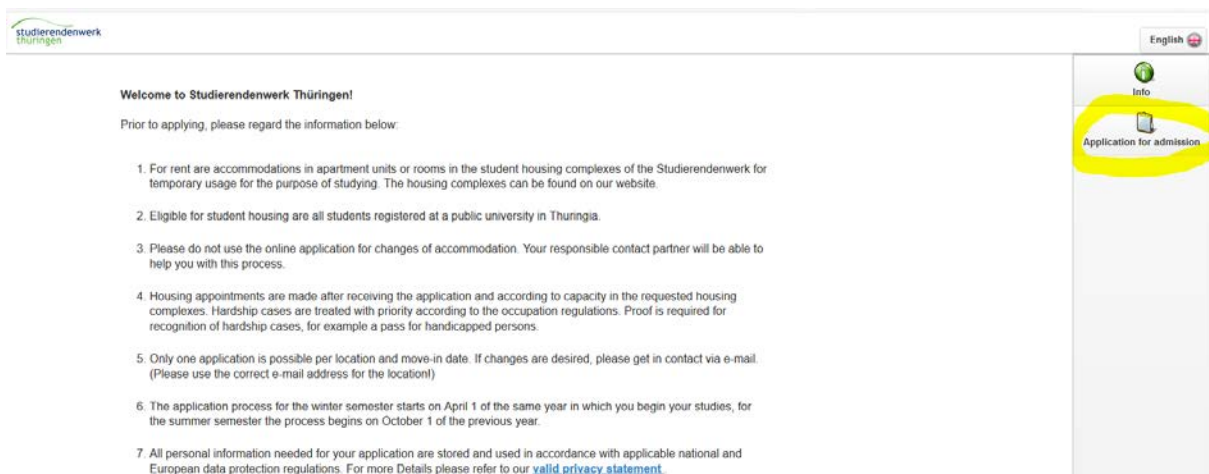
Photo: Studierendenwerk Thüringen (example photo; the actual room comes unequipped)

(iii) Application Process

As the dormitory capacity is limited, there is an application process that prospective students have to pass. The application process for the winter semester starts on 1st April of the same year in which you begin your studies. The application process for the summer semester starts on 1st October of the previous year.

The sooner you apply, the better your chances of getting a room in the dormitory. Here is your step-by-step guide to applying for a dormitory room:

1. Please complete the [online application](#) and follow the instructions. Use the “hints” section to leave comments, such as preferred flatmates (who also need to apply for a room). The online application form can be found here: <https://tl1host.eu/SWJ/#home>. A certificate of enrolment is not yet required for the application; it has to be submitted only when signing the rental contract on spot. After sending the application form you will immediately receive a confirmation e-mail.



2. To legitimize the application, you must confirm the application by following the link provided in the e-mail. Only with this confirmation your application will be registered at the Students' Union. After successful registration of the application you will receive another e-mail with information on the further application procedure.
3. Before rooms are finally allocated, you will be asked up to three times via e-mail if you are still interested in renting a room. You **must confirm your application within the given deadline every single time** by clicking on the respective link. If you do not respond to these requests, your application will be deleted from the list of applicants without substitution.
4. The allocation of rooms will start at the earliest six weeks before the beginning of the semester according to the chronological order of the applications received (see [regulations](#)). If a room is available for you, you will receive an offer by e-mail (please also check your spam folder!). If you do not respect the acceptance deadline, the offer expires and your application will be cancelled.
5. If you do not receive an offer regarding your preferred move-in date due to a lack of available rooms, your application automatically expires. The housing team will help you to find another room in Schmalkalden. If you are still interested in renting a room for a later date, a new online application is required. Please note the corresponding application start date.

(b) Private Housing

Private housing largely grants more independence and flexibility than living in the dormitory. It is especially interesting for degree-seeking students who would like to settle in Schmalkalden for at least a few years. We are going to give you some a) general information on private housing as well as details on b) non-furnished and c) furnished flats and d) moving into existing shared flats.

(i) General Information

Most students rent their flats at one of two housing companies in Schmalkalden: the Wohnungsbau GmbH and the Wohnungsgenossenschaft Schmalkalden eG. The companies offer affordable housing in different ways. There are non-furnished and furnished single or shared flats for students. All these flats are close to campus within no more than a 15-minutes' walk.

The interior of all houses has to be treated with care. Plus, just like at the dormitory, individual house rules apply. Furthermore, please keep in mind: Most private housing companies do not offer short renting terms. If you rent a flat at a private housing company, there is usually at least a three-month period of notice. Please note further that if you rent a flat or room with the Wohnungsgenossenschaft Schmalkalden eG for less than seven months, the rent for the whole stay has to be paid in advance.

(ii) Non-furnished Flats

Available non-furnished flats can be found on the websites of the housing companies mentioned below. If you rent such a flat, you will have to organize furniture by yourself. If you are going to rent a flat for several people, you should already know your flat mates before contacting the housing companies. If you need help to get in contact with possible flatmates, feel free to contact our housing team and they will try to connect you with other people looking for flatmates. Also, our housing teams can offer help translating information provided in German as well as with finding a place to buy affordable furniture.

	Wohnungsgenossenschaft Schmalkalden eG	Wohnungsbau GmbH
Website	https://www.wgschmalkalden.de/	https://www.wobausm.de/
Size	60–80m ² , 1–4 rooms	~60m ² , 3 rooms
Additional Rooms	Kitchen (including fridge, stove and oven), bathroom, balcony, cellar	Kitchen, bathroom, balcony, cellar
Accesses	Internet, cable and telephone access	Internet, cable and telephone access
Price	€420/month/flat (60m ²) for three rooms and three people (= €140 per person) (including: base rent, heating, water)	€330–350/month/flat (60m ²) (including: base rent, heating, water)
Security Deposit	none	€150
Cooperative shares	€330	none

(ii) Furnished Flats

If you are looking for a furnished room in a shared flat, you can contact the housing companies via our housing team and they will assign you to a shared flat with one or two other people. The exact price of the room you have chosen can be directly requested by the housing companies; all prices indicated below are approximations. If you wish to choose your flatmates by yourself or have already found your favorite flat-mate, you can contact the company and move in together.

	Wohnungsgenossenschaft Schmalkalden eG	Wohnungsbau GmbH
Size	Shared kitchen, bathroom, balcony, cellar	Shared kitchen, bathroom, balcony, cellar
Additional Rooms	Kitchen: stove and fridge Sleeping rooms: bed, desk, chair, wardrobe Living room: couch and desk	Kitchen: stove and fridge Sleeping rooms: bed, desk, chair, wardrobe (more is possible but without legal claim)
Accesses	Internet, TV and telephone access	Internet, TV and telephone access
Price	€450/month/flat (60m²) for three rooms and two people (= €225 per person) (including: base rent, heating, water) OR: €200 per room (if available)	9m²: €160; 11m²: €180; 19m²: €250 (including: base rent, heating, water)
Security Deposit	None	€150
Cooperative Shares	€330	None



Photo: Wohnungsgenossenschaft Schmalkalden eG (example photo)

(iii) Moving into an Existing Shared Flat

Moreover, there are websites where landlords, tenants and also students offer rooms, many of which are furnished. The most popular page therefore is <https://www.wg-gesucht.de/>. Feel free to look for rooms in Schmalkalden by yourself and contact people who offer rooms you like. There is also a Facebook group for students of SUAS where you can find rooms in existing shared student flats or even entire flats which students want to entrust to others for one or two semesters because they are abroad or doing an internship. The following link (<https://www.facebook.com/groups/473221526028262>) will add you to the group.

Please note that we cannot assume liability for any rooms you may rent on the free market. In any case, if you choose to rent a room via a private landlord or tenant we strongly recommend that you do not transfer any money or sign any contract until you have seen the room in person. Although in most cases the advertiser will be trustful, you should always be careful signing a rental contract.

(c) Useful Information on Housing in Germany

(i) Base Rent vs. Inclusive Rent

There are two different types of rent in Germany: the base rent ("Kaltmiete") and the rent including heating ("Warmmiete"). The base rent only covers the amount of money you pay for the flat; water, heating, energy and internet are excluded. After one year in a flat you will get a bill of utilities, in which you can find the costs of water and heating used. Depending on your consumption you can get some money back or need to pay some more, if you have used more than you had paid for in advance. You will, however, not receive such a bill if you are living in the student dormitory or in a single furnished room of the Wohnungsgenossenschaft Schmalkalden eG. The rent including heating ("Warmmiete") does not only include heating, it also includes water. However, the contracts for your internet access and for your energy supply need to be entered on your own.

(ii) Cooperative Shares

The Wohnungsgenossenschaft Schmalkalden is a cooperative organisation. This implies that you buy cooperative shares instead of paying a deposit when you sign your rental contract with them. The money you paid for the cooperative shares will be refunded one and a half years after moving out. The shares value €310 and you will need to pay an additional €20 entrance fee.

(iii) Deposit/Security Deposit/Security

If you move into a new flat, you will need to pay a fixed amount of money as a security for the landlord. Normally you will get it back when moving out, if you did not break anything. If you broke something in the flat or if your running costs have been higher than the prepaid service, the landlord may keep the deposit partially or completely. You will receive back the deposit (if there is no damage to the flat) a certain time after moving out via bank transfer.

(iv) Energy

You need to sign a contract with your energy provider by yourself. The costs for energy are neither included in the base rent nor in the rent including heating. Our housing team can assist you if you have trouble finding a provider. In the dormitory, however, energy costs and utilities are included in the monthly rent.

(v) Period of Notice/Notice Period/Cancellation Period

In Germany it is not possible to just cancel your rental contract and move out the next day. You need to mind the period of notice, which determines the earliest possible date for the rental contract to end. This is usually a period of three months from the first calendar day of the first month after the termination; however, depending on the contract, the period may be longer or shorter. Check your notice period and make sure that you terminate your tenancy agreement within a reasonable time before leaving Germany. If you find a new tenant for your room yourself, it may be possible to avoid the period of notice and find an individual solution. In any case you will have to contact your landlord in time.

(vi) Rental contract

Most contracts in Germany are concluded in writing and have a high legal standard; rental agreements must always be in writing. Only the persons named in the rental agreement may live in the flat. If there are other people living in the flat not mentioned within the rental agreement, your landlord can terminate the contract immediately and have you move out. Therefore, please do not allow your friends to move in without informing your landlord; this can cause huge legal problems for them and for you.

(vii) Waste separation

There are special rules for waste separation in Germany, which you are required to follow. More precisely, paper, plastic, glass, organic waste and residual waste need to be collected and thrown away separately. Further information can be found here:

- <https://www.dw.com/en/guide-to-separating-trash-in-germany/g-38830796>
- <https://handbookgermany.de/en/live/waste-separation.html>