

Info Sheet: Housing

Guide for Students

Welcome to Schmalkalden!

The Housing Team is here to help you if you could not secure an apartment in the student dormitories. We do not 100% guarantee accommodation, however we aim to ease the process with the according housing companies in Schmalkalden.

What are the options?

Our two local companies provide rooms for the upcoming students when the dormitories are full. Working in collaboration with them, the Housing Team assists students with move-in arrangements and paperwork. Now, let's see what offer you may receive!

Provider: Wohnungsgenossenschaft e.G. (WGS)

**Partly unfurnished
3-room apartment**

**Partly unfurnished
4-room apartment**



Am Walperloh 10 - 23
Distance to the university: 12 - 15 mins

[Route](#)

Am Walperloh 10 - 40
Distance to the university: 12 - 15 mins

[Route](#)



**€735/805* per month for a 3-
bedroom apartment including:**

- Furnished kitchen which includes a 4 heater stove, Induction oven, fridge, and different kitchen furniture such as table, pantries, etc.
- Fully furnished and functional bathroom.
- All utilities namely water, heating and electricity (Note: [WiFi is not included!](#)).

**€885/955* per month for a 4-
bedroom apartment including:**

- Furnished kitchen which includes a 4 heater stove, Induction oven, fridge, and different kitchen furniture such as table, pantries, etc.
- Fully furnished and functional bathroom.
- All utilities namely water, heating and electricity (Note: [WiFi is not included!](#)).



This apartment has a max. capacity of 3 persons for its 3 rooms.
The rent if divided will approximately be €245/269* for each person.

This apartment has a max. capacity of 4 persons for its 4 rooms.
The rent if divided will approximately be €222/239* for each person.

A deposit of €350* (refundable) per each person is requested.

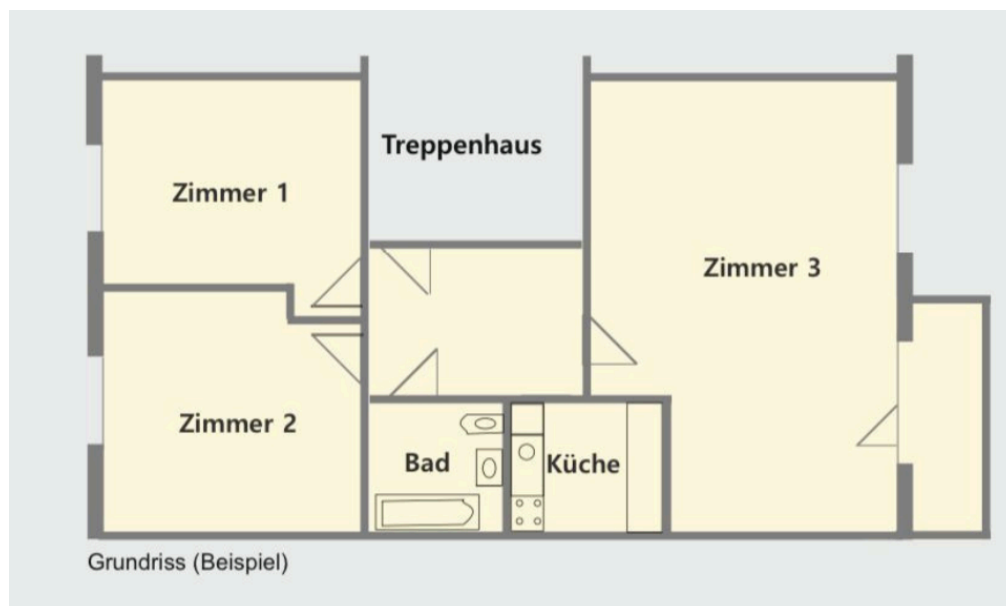
The funds will be given back within 12 months after cancellation of the contract.

A deposit of €350* (refundable) per each person is requested.

The funds will be given back within 12 months after cancellation of the contract.

*This price depends on the availability of apartments.

Map of a 3-room apartment



About the 4-room apartment:

The 4-room apartment has a similar architecture however, the 4th room is adjacent to the “Zimmer 1”. Thus, for you to access the 4th room you’ll need to pass through the “Zimmer 1”.

This makes a perfect choice if you want to stay with your close friends and it makes the rent cheaper!



What about the rental contract?

Contract Duration

The contract with this company is unlimited. Meaning, you can stay in your apartment as much as you want as long as you are an enrolled student in SUAS.

Contract Cancellation

Cancellation of the contract is mandatory if you intend to move out of the apartment (hence the unlimited nature of the contract). For this, a handwritten letter must be submitted and signed by you and all the other tenants living in the same apartment. Important highlight: The contract demands a minimum of 6 months of rental payment and it can't be canceled before these 6 months.

The 3 months of notice

Once the cancellation letter has been submitted and accepted by WGS, a 3 month notice period begins during which you are required to **continue to pay the rent, clean the apartment and leave it in the condition in which you received it.**

Possibility of a contract transfer

Adding up the 6 months of mandatory rent with the 3 months of notice - **a total of 9 months remains as the "minimal contract duration".**

Thus, if you intend to move out of the apartment without paying the 3 months of notice, you need find another tenant(s) to which your contract will be transferred.



MUST READ for exchange students

Special payment conditions

All exchange students have a different payment condition. If you are an exchange student please note, that your stay is defined as “**short-term**”.

Because of this, WGS demands **the first 6 months** of rent to be **paid in advance** plus **the security deposit**.

After the first 6 months, the rent can be paid monthly.

The payment of your rent is considered in a lumpsum that comprehends the period of a minimum of 6 months of rent.

All other aforementioned conditions remain the same.

Example

Let's imagine you are taking a **3-room apartment** shared between **3 people**.

1. $€735/3 = €245$: **Approximate monthly rent per person**.
2. $€245 * 6 + €350 = €1820$: the 6 months rent + the security deposit = what needs to be paid while signing the contract.
3. **monthly payment** of €245 **until the termination** of the contract (the contract terminates after the 3 months of notice) - for more info on the contract termination please refer to the section "**Contract Cancellation**".

MUST READ for regular students

Regular students can pay the rental monthly, so the first payment includes the security deposit plus the first month rent.

MUST READ for EVERYONE



The contract can only be signed once all the roommates are together in presence in Schmalkalden and are able to pay the requested amount. So if you have a friend who you would like to live with but you are not arriving in the same date, you will be grouped in there students that are arriving in the same date as you. Or, if you want to wait a few days until your friend arrives, you should notify us.

We know that finding an apartment in a foreign country might be stressing and challenging. If any of the above specified sections is not clear enough consider using any AI-based tool for a better understanding or even translating into your mothertongue :)