

LIVING IN ANSBACH

ACCOMMODATION IN ANSBACH



WELCOME IN ANSBACH!

SERVUS IN ANSBACH!

Dear Students,

It can be hard to find the perfect apartment in a new city. It is especially difficult if you are not used to the process itself.

On the following pages you will get an overview on how to find and how to rent apartments in Germany.

If you have any questions about living and studying in Germany, feel free to contact the Welcome Center.

Greetings,

Your Welcome Center

WELCOME@HS-ANSBACH.DE



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1. WHERE TO LOOK

There are many websites that you can check out for rooms and apartments

The most common examples are:

- Wg-gesucht.de
- Kleinanzeigen.de
- Immowelt.de
- Immobilienscout24.de
- <https://www.hs-ansbach.de/infos/wohnen/wohnungsangebote>
- campus-feuchtwangen.de/de/wohnen/
- In addition, you can always contact WhatsApp group from the student council: +49 173 3538225

Apartments in Germany are normally unfurnished and often come without a kitchen or a washing machine unit.

There are also several student dorms in the area that you can apply for

Please note. you need to apply for the rooms and there is a shortage

Check out:

<https://www.werkswelt.de/index.php?id=wohnservice-nuernberg>

and: <https://www.werkswelt.de/index.php?id=formulare>

Apply under: <https://tl1.eu/SWER/#admission>

And : <https://www.augustiner-wohnheim.de/bewerbung-um-ein-zimmer/Wohnheim>

And: studentenwohnheim@feuchtwangen.de

ANSBACH BONUS

If you are studying in Ansbach for the first time and moving to Ansbach for the first time, you might be eligible for the Ansbach Bonus (120 €).

Apply under: Antrag zum Ansbach-Bonus / Stadt Ansbach

2. HOW TO APPLY

- ✓ write in German (you can also use Google translate)

- ✓ mention that you are still learning German, so the others understand why you make language mistakes

- ✓ Write a consecutive, polite text which includes all necessary details (your job, are you a smoker, do you play any instruments, do you have debt, do you have pets, etc....)

In addition to the text, you normally need the following documents:

- Mieterselbstauskunft/ tenant self-disclosure

- Proof of your wages/financial security

- A SCHUFA-Auskunft (if you have already been living in Germany)

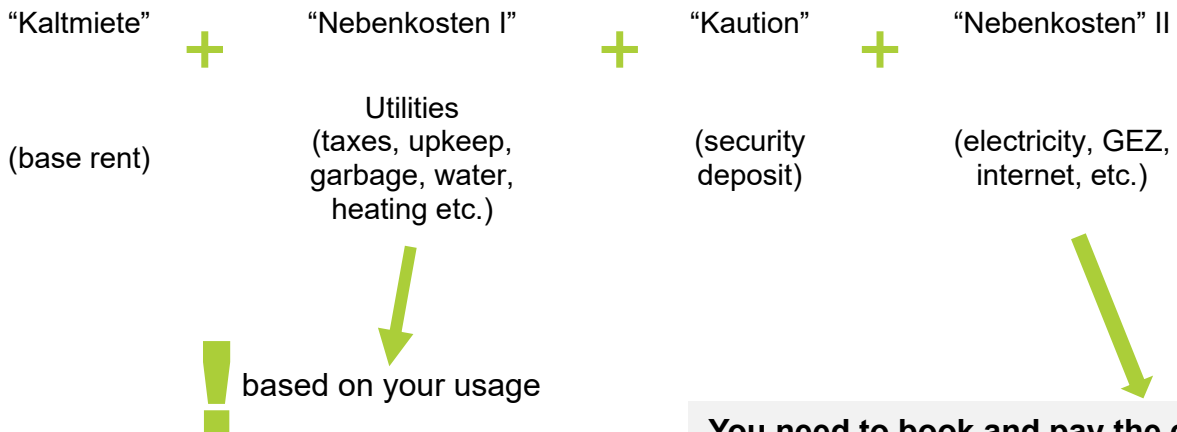
- Proof that you don't have any debt related to renting (if you have already been living in Germany)

Don't be discouraged if it takes a while to find an apartment! It is quite difficult in popular cities!



3. WHAT TO CONSIDER

3.1. CALCULATE IF YOU CAN ACTUALLY AFFORD THE APARTMENT



You need to book and pay the electricity, GEZ and internet separately and by yourself!

Electricity: e.g. [Die Stadtwerke Ansbach - kundennah und verlässlich](#)

GEZ: the GEZ is a mandatory service broadcasting fee that everybody must pay in Germany. It is calculated independent of the inhabitants, so every apartment must pay 18,36 €

Internet: cheaper student options are available. Research before you decide.

YOU NEED TO REGISTER WITH THE GEZ AS SOON AS POSSIBLE!

ONLY ONE REGISTRATION PER APARTMENT NEEDED!

THERE ARE EXPENSIVE FINES IF YOU DON`T!

APPLY UNDER: [WELCOME! - RUNDFUNKBEITRAG](#)

3.2. CHECK IF THE CONTRACT LOOKS NORMAL:

Contracts in Germany normally don't include a minimum of rent time or "Nachvermietungskosten" – ask before you sign

➡ Rent in Germany is paid via bank transfers – credit cards and cash are not normal!

3.3. DON'T LIE

Don't lie about how many people are going to move in, if you have a job, how long you are going to stay, if you smoke, if you have kids that move in, if you have pets that move in, if you play any instruments, if you have any debt

➡ if you lie on the application or during the first visit your contract can be terminated and you can be sued

3.4. ALWAYS READ THE "HAUSORDNUNG" AND FOLLOW THE RULES

Read if you can...

- Have guests over for sleepovers
- Own pets
- Play music
- Decorate your apartment / balcony

Read how often you must...

- Clean the sideways from snow
- Clean the stairway
- Open all windows

➡ If you don't, your contract can be terminated

3.5. REGISTER AT THE CITY YOU NOW LIVE IN THE LATEST TWO WEEKS AFTER YOU MOVE IN

- ask your landlord for a “Wohnungsgeberbestätigung”
- Make an appointment at the local Bürgerbüro
- go to the Bürgerbüro with your ID and Wohnungsgeberbestätigung

➡ **if you don't, you can be fined up to 2000 Euro**

Never sign a contract without reading (and translating) everything – it is nearly impossible to fight a contract if you have signed it!

→ ALWAYS VISIT THE APARTMENT BEFORE SIGNING A CONTRACT

→ NEVER GIVE YOUR CREDIT CARD INFORMATION

→ NEVER GIVE OUT PRIVATE INFORMATION THAT IS NOT NEEDED

→ DON`T TRUST OFFERS THAT ARE TOO GOOD TO BE TRUE (CHECK MEDIAN PRICE)

BE AWARE OF SCAMS AND NEVER GIVE OUT YOUR CREDIT CARD DETAILS!

ALWAYS COMMUNICATE IN WRITING!

CONTACT THE POLICE IF YOU SUSPECT YOU HAVE BEEN SCAMMED!

3.6. ALWAYS KEEP YOUR APARTMENT CLEAN

- Bring down the trash as soon as possible
- Separate your waste
- Do not stand or squat on the toilets – always sit on them!



How to Use a Toilet - Openclipart

➡ **if you don't, you might lose your apartment and be fined for the damages**

4. SAMPLE TEXT 1

Please note: This text is very formal and can be used mostly when applying for apartments

Please change all details accordingly!

Datum

Bewerbung für die (1/2/3)-Zimmer-Wohnung in [Adresse der Wohnung]

Sehr geehrter [Name des Vermieters/der Vermieterin],

mit großem Interesse habe ich Ihre Anzeige für die (1/2/3)-Zimmer-Wohnung in der [Adresse der Wohnung] gelesen und möchte mich hiermit als zukünftige Mieter/in bewerben.

Mein Name ist (), ich bin () Jahre alt und arbeite /studiere als () in (). Aufgrund meiner Tätigkeit und der damit verbundenen Arbeits-/Studienzeiten lege ich großen Wert auf eine ruhige und gepflegte Wohnumgebung.

Ich bin Nicht/raucher/in und habe (keine/1/2) Haustiere. In meiner jetzigen Wohnung habe ich stets auf Ordnung und Sauberkeit geachtet, was ich selbstverständlich auch fortführen werde.

Ich würde mich sehr freuen, die Wohnung besichtigen zu können. Selbstverständlich stehe ich Ihnen in der Zwischenzeit für weitere Informationen oder Rückfragen jederzeit zur Verfügung.

Mit freundlichen Grüßen

(Name)

5. SAMPLE TEXT 2

Please note: This text is very informal and can be used mostly when applying for shared flats with other students

Please change all details accordingly!

Hallo (Vorname einfügen),

ich habe deine Anzeige für das Zimmer in (Stadt) gesehen, ist das zufällig noch zu haben? Mein Name ist (Name), ich bin () Jahre alt und weil ich meinen Bachelor/Master in Ansbach machen, bin ich auf der Suche nach einem WG-Zimmer ab sofort/ab März.

Ich bin Nicht/-raucher und habe keine/zwei/drei Tiere . Außerdem mag ich es - genau wie ihr – sauber/ gemütlich / vegetarisch/ vegan / sportlich / etc..
Ich habe () Jahre in einer WG gelebt und dort viele gute Erfahrungen gesammelt / wollte schon immer in einer WG leben.

Meine Freizeit verbringe ich am liebsten mit(Hobbys einfügen).

Für Besichtigungen habe ich immer (Tag, Uhrzeit) Zeit!

Wenn ihr der Meinung seid, dass ich zu euch passe, meldet euch bei mir! Ich freu mich!

Handy: 000000000000

Viele Grüße,

(Name)

ALL INFORMATION IS CURRENT AS OF MAY 2026.

ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.