

WIR BRAUCHEN DEIN
VITAMIN B

TIPPS FÜR DIE WOHNUNGSSUCHE

TIPS FOR FINDING AN APARTMENT

Februar 2026



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CURRENT SITUATION ON THE HOUSING MARKET IN THE RHINE–MAIN AREA

The housing market in the Rhine-Main region remains tight. High demand, particularly in the major cities, far exceeds supply. This leads to:

🔑 **Rising prices:**

Both rents and purchase prices for real estate are rising continuously.

🔑 **Little supply:**

There are hardly any vacant apartments, which strengthens the negotiating position of landlords.

🔑 **Very high demand:**

Tenants and buyers face tough competition.

🔑 **Challenges for large households and people on low incomes:**

Finding affordable housing is particularly difficult for families and people on low incomes.

🔑 **Large families are particularly affected**

Families with more than three children face particular challenges. The private housing market is primarily focused on 1- to 3-room apartments (e. g. with two bedrooms), as these are economically more attractive for landlords. Apartments with four or more rooms are rare or often very expensive.

Raising children in Germany is time-consuming and cost-intensive, which puts additional pressure on large families.

Large families are often confronted with prejudices, for example that they wear out their homes more or cannot look after their children. Many landlords therefore deliberately decide against large families.

THE HOUSING MARKET IN THE DISTRICT OF GROSS–GERAU IS TIGHT:

- Rental and purchase prices will continue to rise.
- In 2024, the average rent was € 12.62 per square meter, with peak values in Kelsterbach (€ 14.73) and lower rents in Riedstadt (€ 10.28).
- Operating costs (garbage collection, maintenance, etc.) and energy costs (electricity, gas, etc.) are also continuing to rise.

TIPS FOR APARTMENT SEEKERS

🔑 **Be flexible:**

Also consider smaller apartments, unpopular locations, other cities or even other regions.

🔑 **Decide quickly:**

Prepare yourself and turn on your notification so you will be informed when a new apartment is offered. Affordable offers require quick action. Some offers are only online for a few hours before they are deactivated again due to high demand.

🔑 **Radiate sympathy:**

It is important to make a good personal impression on the landlord.

🔑 **Advice:**

Get support from advice centers. Read this brochure to find out which documents you need and how you can optimize your application documents.



APPLICATION PORTFOLIO

We recommend that you create an application portfolio in advance, similar to a job application - ideally digitally as a PDF. It should contain a cover letter that you can use to apply for an apartment advertisement, as well as various documents that landlords usually want to see.

If you are invited to view an apartment, ask if you can send your application documents by e-mail in advance. Alternatively, you can also bring a printed copy to the appointment and hand it directly to the landlord.

ADVANTAGES OF AN APPLICATION PORTFOLIO

RELIABLE AND ORGANIZED IMPRESSION

A well-prepared application portfolio makes a good impression and shows that you are organized.

YOU STAND OUT FROM THE CROWD

An application portfolio for apartment hunting can help you to stand out positively from other interested parties, especially if such a portfolio is not explicitly requested.

YOU MAKE IT EASIER FOR LANDLORDS

Landlords can get a quick and clear impression of you.

TIME ADVANTAGE

A prepared application portfolio gives you a time advantage over other applicants because certain required documents do not have to be obtained first.

YOU WILL BE REMEMBERED

Handing over the application portfolio during the apartment viewing ensures that you will be better remembered by the landlord.

CONTENTS OF THE APPLICATION PORTFOLIO

ABSOLUTELY ESSENTIAL

- ✓ Cover letter
- ✓ Proof of creditworthiness (see SCHUFA report)
- ✓ Income overview (see chapter "Income")

RECOMMENDATION

- ✓ A nice picture of you
- ✓ Tenant self-disclosure (Mieterselbstauskunft)
- ✓ Confirmation of private liability insurance
- ✓ Certificate of freedom from rent arrears

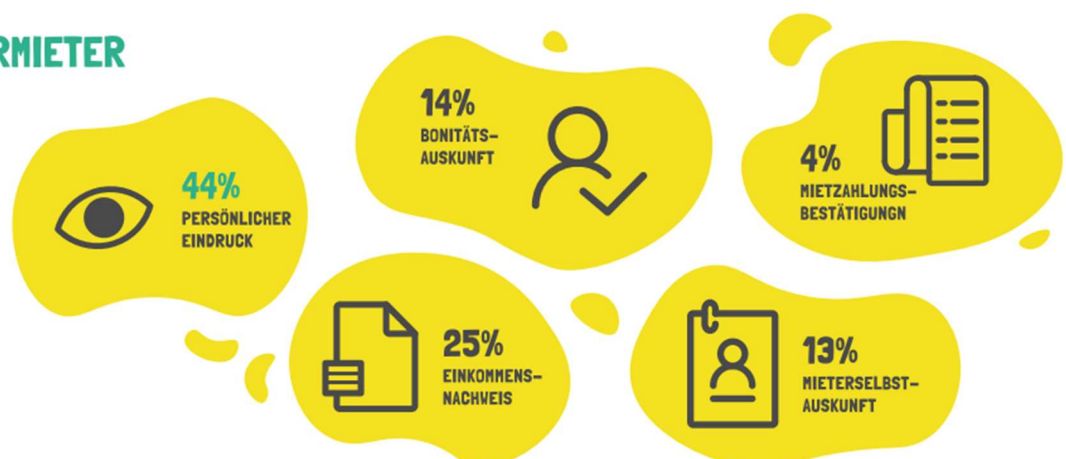
OPTIONAL

- ✓ Certificate of study, if available
- ✓ Warranties, if available
- ✓ Certificate of German and integration courses, if available

ONLY FOR PUBLICLY SUBSIDIZED APARTMENTS (SOCIAL HOUSING)

- ✓ Certificate of eligibility for housing
If a certificate of eligibility for housing is required, you will always find a reference to this in the apartment advertisement.

DARAUF ACHTEN VERMIETER BEI EINEM MIETER



THE COVER LETTER

The cover letter is the most important part. It gives you the opportunity to introduce yourself and make a positive first impression. A survey of almost 1,000 property owners and estate agents by ImmoScout24 shows that a convincing cover letter can significantly increase your chances of finding an apartment.

In your cover letter, you should briefly explain who you are, why you are looking for an apartment and why this apartment is particularly suitable for you. It is not enough to simply express interest and ask for a viewing. Landlords sometimes receive several hundred applications in response to an advertisement, which is why the cover letter is crucial in determining who is invited to view the property.

THE COVER LETTER SHOULD CONTAIN AT LEAST THE FOLLOWING INFORMATION:

- ✓ Personal introduction (household size, occupation, age)
- ✓ Reason for interest in the apartment
- ✓ Reason for your desire to move
- ✓ Contact details (address, telephone number, e-mail address)
- ✓ Amount of the monthly net income

CREATE A COVER LETTER WITH AI

We recommend having the cover letter written by so-called chatbots.

Chatbots are AI-supported software programs that communicate with people in natural language to provide information or complete tasks.

ANSWER THE FOLLOWING QUESTIONS IN BULLET POINTS:

- Name of the landlord?
- Who is moving in: Name, age, relationship
- What do you like about the apartment?
- Reason for moving? E. g. it has become too small, too little privacy
- What did you learn, what occupation did you have in the past, what do you currently do? Do you have career goals? Do your children go to school? Tell your potential landlord something about yourself (e. g. that you are skilled in craftsmanship)
- Three positive adjectives about yourself/your family
- Amount of current income? (including Bürgergeld or social assistance)
- What would a new apartment mean to you? E. g.: „In a new apartment, my children could learn in peace“
- Which application documents do you already have? E. g. current benefit statement, payslips for the last three months, SCHUFA information
- Contact details: Name, e-mail, telephone

Now enter the following command with your questions and key points and press enter:

"Write a friendly apartment application: ..."

The chatbot will then write an appealing cover letter, which you can then customize according to your wishes.



#1

AVOID TALKING NEGATIVELY ABOUT YOUR CURRENT TENANCY OR COMPLAINING TOO MUCH ABOUT YOUR CURRENT SITUATION. BOTH COULD BE INTERPRETED NEGATIVELY. CONVINCE THEM WITH SYMPATHY AND ENTHUSIASM FOR THE APARTMENT.

#2

CORRECT GRAMMAR AND SPELLING ARE VERY IMPORTANT FOR LANDLORDS. THEREFORE, HAVE YOUR COVER LETTER CREATED, CORRECTED OR REPLACES BY CHATGPT.

#3

YOU SHOULD NOT MENTION TOPICS SUCH AS EVICTION PROCEEDINGS, NEGATIVE SCHUFA INFORMATION, ETC. IN YOUR COVER LETTER. IF THEY DO COME UP, IT IS BEST TO DISCUSS THEM IN PERSON DURING THE APARTMENT VIEWING. THINK ABOUT THE BEST WAY TO EXPLAIN THEM BEFOREHAND. TAKE TIP NUMBER 1 INTO ACCOUNT.

BEYOND THE FACTS AND FIGURES, WHAT INFLUENCES THE DECISION FOR A TENANT?

94%



PERSÖNLICHER EINDRUCK

63%



PASST IN DIE HAUSGEMEINSCHAFT

38%



ZEIGT BEGEISTERUNG FÜR DIE WOHNUNG

26%



EMPFEHLUNG VON HAUSBEWOHNER:INNEN

14%



BIETET MITARBEIT BEI REPARATUREN

4%



KENNT DIE GEGEND

EXAMPLES OF BEGINNINGS FOR A COVER LETTER:

"We are a young couple who would like to build a life together in a new apartment. The room layout of your apartment suits us perfectly."

"We, my husband, my 3 children and I, have been living in ... for 6 years and feel very comfortable here. My children go to school here and our friends and family also live in the area. What we particularly like about your apartment is that ..."

"We are very interested in your apartment at (address). We particularly like ..."

COUNTER SUPPOSED "DISADVANTAGES" WITH SOMETHING POSITIVE

Try to refute prejudices in advance. This will hopefully give you more opportunities to introduce yourself personally.

EXAMPLE: RECEIVING ASSISTANCE

"We currently receive assistance from the Jobcenter, but you don't have to worry about any problems with the authorities. If I need support with applications or similar matters, we have professional social workers at our side who are very familiar with this and can support us (e.g. the social counseling services of your city, Caritas or Diakonie). They are familiar with the official procedures and are on hand to help us with any difficulties. So, you don't have to worry that the rent won't be paid."

"As my parents are currently unable to work much due to illness, we are still receiving assistance from the Jobcenter. But I'm working on making my family financially independent and am currently catching up on my A-levels."

"At the moment, we're still receiving income support, but with a new apartment, we want to build a life together and work on our careers."

EXAMPLE: PETS

"My faithful companion is called... He is a medium-sized dog (possibly breed), about knee-high. He is extremely relaxed and we regularly attend dog school together. I also have liability insurance for pets."

EXAMPLE: LARGE FAMILIES

"I am an absolute family person, we do a lot together and a good education for our children is very important to us. My children are polite and helpful, which I am very proud of."

You may not like the examples we have selected. Our main goal is to show you that you don't have to apologize for being unemployed, homeless or having a large family. Debunk prejudices by giving potential landlords a little insight into your family life; describe your responsible handling of your dog or clarify that you can be reliable even as a benefit recipient and have support in communicating with the authorities if necessary.

IN THE END, A SIMPLE STANDARD SENTENCE IS ENOUGH

"I would be happy to bring my application documents with me to the apartment viewing (SCHUFA information, current benefit statement or proof of income, copy of private liability insurance)"

"We would be very pleased to be able to introduce ourselves to you in person and will bring all application documents with us to the apartment viewing (list of your documents)."

INFORMATION ON SCHUFA

SCHUFA collects information about consumers, in particular their payment history. If you conclude a contract, for example, the associated data is stored there. If you repeatedly fail to make the agreed payments, this can result in a negative entry - colloquially known as a "negative SCHUFA". Conversely, no entries in SCHUFA mean that your "SCHUFA is positive".

WHY IS SCHUFA IMPORTANT?

Landlords often use a SCHUFA report to check whether potential tenants have had difficulties paying bills in the past. It gives them an indication of your payment history and is therefore an important criterion when selecting new tenants.

CREDITWORTHINESS CERTIFICATES FROM SCHUFA

SCHUFA is the best-known company in this field, and many landlords specifically request the SCHUFA creditworthiness certificate. You can purchase this either once or as a subscription for a fee. The creditworthiness certificate provides an overview of your creditworthiness.

FREE ALTERNATIVE TO THE PAID SCHUFA CREDIT REPORT - OUR RECOMMENDATION

However, there are two free alternatives which we recommend and which are sufficient in most cases:

ANNUAL DATA COPY

According to Article 13 of the General Data Protection Regulation (GDPR), you are entitled to a free copy of your data stored by SCHUFA once a year. You can request this so-called data copy in writing. Most landlords are satisfied if they are shown the copy.

SCHUFA-APP BONIFY:

You can view your credit score via the SCHUFA app. This is updated every three months. Even if the score cannot be printed, it is suitable for showing on your smartphone when viewing an apartment.

TIP

We recommend using both options. The data copy is a well-documented overview, while the score in the app is always up to date. Only if a landlord explicitly requests an official certificate, you should consider purchasing the paid option. As a rule, however, the free options are sufficient.

You can use the QR code or link to have the data copy sent to your home in just a few minutes and download the bonify app.



**TRY IT OUT STRAIGHT AWAY! IF YOU NEED HELP -
PLEASE CONTACT US.**

**STEP-BY-STEP
INSTRUCTIONS**

STEP-BY-STEP INSTRUCTIONS FOR THE DATA COPY

You only need to fill in the fields marked with a **RED ARROW**. Check your entries and then send.

Datenkopie nach Art. 15 DS-GVO

Erfahren Sie, welche Daten wir als Auskunft über Sie gespeichert haben, woher diese stammen und an wen sie weitergeleitet wurden. Die Datenkopie nach Art. 15 DS-GVO ist eine Momentaufnahme, die sensible Informationen enthält und Ihrer persönlichen Information dient.

- Kostenlose Kopie der bei der SCHUFA gespeicherten Daten zu Ihrer Person
- Postalisch innerhalb von 5-7 Tagen
- Quartalsweise berechneter Basisscore

Jetzt beantragen ←

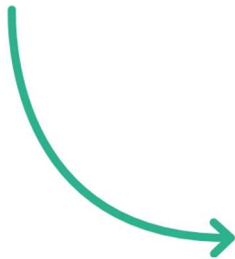
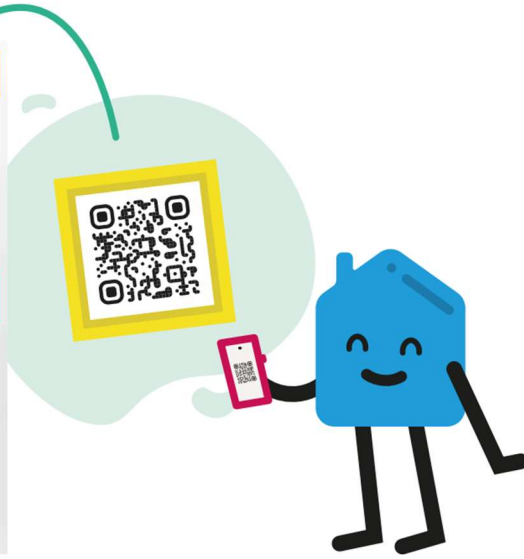
Ihr SCHUFA-Basisscore - kostenlos und digital

Jetzt in 3 Minuten online registrieren und kostenfreien Zugang zum SCHUFA-Basisscore erhalten.

- Kostenlose Anzeige des SCHUFA-Basisscore* (einmal pro Quartal aktualisiert)
- Übersicht von Zahlungsausfällen, die zu Ihrer Person bei der SCHUFA gespeichert sind
- Tipps und Hinweise zur Verbesserung von Bonität und Finanzen
- Bereitgestellt durch unseren Partner **bonify**

Zur Registrierung

*Erfolgreiche Identifikation und Legitimation bei unserem Partner bonify vorausgesetzt.



1 Persönliche Daten 2 Anschrift 3 Weitere Angaben 4 Übersicht

Wie lautet Ihr Name?

Divers Frau Herr ←

Vorname(n) ←

Nachname(n) ←

Geburtsname (optional)

Wenn abweichend von Nachname

Früherer Name (optional)

Wann sind Sie geboren?

Geburtsdatum ←

TT.MM.JJJJ

Weiter

1 Persönliche Daten 2 **Anschrift** 3 Weitere Angaben 4 Übersicht

Wie lautet Ihre aktuelle Anschrift?

Bitte geben Sie die Anschrift an, unter der Sie aktuell gemeldet sind. Aus Sicherheitsgründen schicken wir die Datenkopie nur per Post an diese Anschrift.

Straße ←

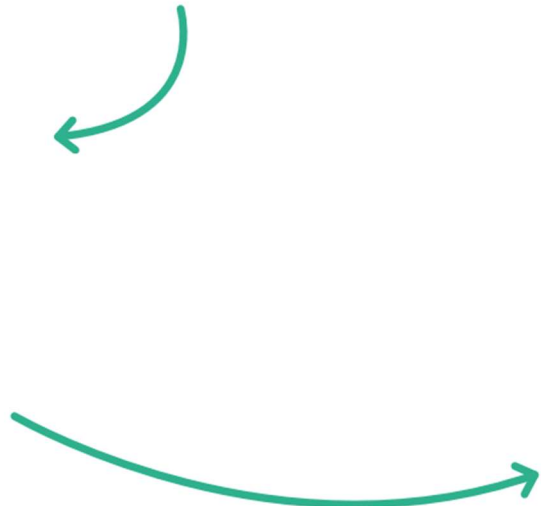
Hausnummer ←

Bei Anschrift ohne Hausnummer, Feld leer lassen

PLZ Wohnort ←

Land
Deutschland

Weiter



✓ Persönliche Daten ✓ Anschrift 3 Weitere Angaben 4 Übersicht

Sind Sie kürzlich umgezogen?

Falls Sie in den vergangenen 12 Monaten umgezogen sind, hilft uns die Angabe Ihrer vorherigen Anschrift bei der sicheren Zuordnung Ihrer persönlichen Daten.

Ja, ich bin umgezogen
 Nein, ich bin nicht umgezogen

✓ Persönliche Daten ✓ Anschrift 3 Weitere Angaben 4 Übersicht

Wie lautet Ihre vorherige Anschrift?

Straße

Hausnummer

Bei Anschrift ohne Hausnummer, Feld leer lassen

PLZ Wohnort

Land

⊕ Weitere Anschrift

Weiter

✓ Persönliche Daten ✓ Anschrift ✓ Weitere Angaben 4 Übersicht

Prüfen Sie Ihre Angaben

Bevor Sie Ihren Antrag abschicken, werfen Sie bitte einen kurzen Blick auf Ihre Angaben. Falls Sie etwas ändern möchten, können Sie das im entsprechenden Bereich tun.

Persönliche Daten

Vorname(n)
Moni

Nachname(n)
Musterfrau

Geburtsdatum
01.01.2000

Anschrift

Straße & Nr.
Musterstraße 20

Wohnort
Darmstadt

PLZ
55555

Land
Deutschland

Jetzt beantragen

Geben Sie bitte Ihre E-Mail-Adresse an, wenn Sie während der Antragsbearbeitung für Rückfragen per E-Mail kontaktiert werden möchten.

Diese verwenden wir ausschließlich im Rahmen und für die Dauer der Antragsbearbeitung.

E-Mail Adresse (Optional)

Jetzt beantragen

Vielen Dank für Ihren Antrag

Wir bestätigen Ihnen hiermit den Eingang Ihres Antrags.

Wir haben Ihre Angaben erhalten und bearbeiten Ihren Antrag so schnell wie möglich. Die kostenlose Datenkopie wird Ihnen voraussichtlich innerhalb der nächsten 5 - 7 Werktagen per Post zugestellt.

Service schließen

INCOME

In addition to the personal impression, income is a decisive criterion.


Landlords want to know exactly what your monthly net income is. Therefore, create an overview of your income in order to present your total monthly income transparently. These figures can be read from the following documents:

- Salary from part-time or full-time employment (payslip)
- Income from mini-jobs (payslips)
- Sickness benefit (notification from the health insurance fund)
- Care allowance (notification from the care insurance fund)
- Pension (notification from the pension fund)
- Maintenance payments
- Advance maintenance payments (notification from the maintenance advance fund)
- Child benefit (notification from the family benefits office)
- Supplementary child allowance (notification from the family benefits office)

EXAMPLE FOR AN INCOME STATEMENT

NAME	TYPE OF INCOME	MONTHLY NET INCOME
Mrs Jones	Part-time employment (35 h/week) Child benefit Supplementary child allowance	1.200,- € 500,- € 150,- €
Mr Jones	Care allowance	900,- €
Grandmother Jones	Pension	950,- €
Daughter Jones	Mini-Job	300,- €
Total		4.000,- €

If you receive Bürgergeld or social assistance, the support consists of two components:

 **Standard rate for living expenses:** This amount covers basic expenses for things such as food, clothing and other necessities.

 **Accommodation and heating costs:** This amount varies depending on the city.

The amount of support for accommodation is based on the table for accommodation costs (KdU) for the respective city (google for example: KdU Jobcenter Rüsselsheim).

EXAMPLE: RECIPIENTS OF SOCIAL BENEFITS

Family of 4 in Rüsselsheim:

The Jobcenter will cover rent up to 1.064€ gross rent (including basic rent + operating costs) + heating costs (the actual amount will also be covered).

**ACCOMMODATION AND HEATING COSTS – DIE KOSTEN DER UNTERKUNFT (KDU)
GROSS COLD RENT* (REFERENCE VALUES) DISTRICT GROSS-GERAU, VALID FROM 01.09.2025)**

	REFERENCE AREA GROSS-GERAU Biebesheim Gernsheim Riedstadt Stockstadt Büttelborn Groß-Gerau Nauheim	REFERENCE AREA MÖRFELDEN- WALLDORF Mörfelden-Walldorf	REFERENCE AREA RÜSSELSHEIM Bischofsheim Ginsheim-Gustavsburg Kelsterbach Raunheim Rüsselsheim Trebur
Basic rent + operating costs without heating costs 1 person (50 qm) max. in €	608,00	640,00	606,00
Basic rent + operating costs without heating costs 2 persons (60 qm) max. in €	739,00	820,00	729,00
Basic rent + operating costs without heating costs 3 persons (75 qm) max. in €	828,00	1.022,00	843,00
Basic rent + operating costs without heating costs 4 persons (87 qm) max. in €	944,00	1.180,00	1.064,00
Basic rent + operating costs without heating costs 5 persons (99 qm) max. in €	1.064,00	1.332,00	1.259,00
Surcharge on basic rent + operating costs without heating costs each additional person (12 qm) max. in €	129,00	161,00	153,00

*The gross rent is the sum of the basic rent plus cold operating costs, but EXCLUDING costs for electricity, hot water and heating.



WHERE TO SEARCH?

REAL ESTATE PORTALS

Hier ist eine Liste der bekanntesten Immobilienportale in Deutschland:



1. IMMOBILIENSCOUT24

- + Viele Angebote
- + Teilweise kostenpflichtig
- Sehr viel Konkurrenz

2. KLEINANZEIGEN

- + Viele Angebote
- + Viele private Vermieter:innen
- + Kostenlos
- Viel Konkurrenz

3. IMMOVELT

- + Viele Angebote
- + Kostenlos
- Viel Konkurrenz

4. WG-GESUCHT

- + WG-Zimmer sind einfacher zu erhalten, als 1-Zimmer-Wohnungen; gute Option für Singles
- + Es werden auch ganze Wohnungen angeboten
- + Sehr bekannte Plattform für Wohngemeinschaften
- Weniger Wohnungsangebote, als bei den oben genannten

You will often find an apartment listing on all of these sites. If you are looking for social housing that requires a certificate of eligibility for subsidised housing (Wohnberechtigungsschein), you can select this in the filter settings on immowelt.de and immobilenscout24.de.

LARGE HOUSING COMPANIES

Large housing companies offer the widest range of affordable housing in Germany. They advertise their vacant apartments both on the major real estate portals and on their own websites. As rents are often cheaper, it is worth focusing on these companies. There are regional as well as nationwide, municipal and private housing companies.

FOLGENDE WOHNUNGSUNTERNEHMEN FINDEN SIE IM KREIS GROSS-GERAU:



NASSAUISCHE HEIMSTÄTTE

Wohnen in der Mitte

<https://www.nhw.de/wohnungsangebote>



BG RIED

Kunde werden

<https://bgried.de/unsere-angebote/>



VONOVIA

Vonovia Zuhause finden

<https://www.vonovia.de/zuhause-finden>



GEWOBAU

Gewobau Mietinteressenten

<https://www.gewobau-online.de/fuer-mietinteressenten>



GWH

GWH Mieten

<https://www.gwh.de/mieten>

CERTIFICATE OF ELIGIBILITY FOR SUBSIDISED HOUSING

WHAT IS A CERTIFICATE OF ELIGIBILITY FOR SUBSIDISED HOUSING?

A certificate of eligibility for subsidised housing (Wohnberechtigungsschein - WBS) is proof that you are allowed to rent a state-subsidised apartment (social housing). These are cheaper because part of the rent is paid by the state or the apartment belongs to the local authority. It is income-dependent, valid for one year and must then be reapplied for. The issuance of a WBS is free of charge and takes place in the municipality where you are registered. At the end of this chapter you will find links and contacts for the municipalities in the district of Groß-Gerau.

YOU WILL NEED THE FOLLOWING DOCUMENTS:

- ✓ Identity card, passport or permit of residence (valid for at least one year)
- ✓ Proof of the total income of your household (including alimony and child benefit)
- ✓ Birth certificates of the children
- ✓ Proof of severe disability or need for care

OUR RECOMMENDATION:

IT IS ESSENTIAL TO SEARCH FOR AN APARTMENT ON YOUR OWN INITIATIVE

The probability that someone from the housing office will call you and offer you a free apartment is very low. There are very few state-subsidised apartments that are allocated by the local authorities themselves. With a WBS you can also search for social housing at the large housing companies. This gives you a larger selection of apartments that only people with the WBS are allowed to rent. You can find out how to do this in the next chapter (4.3).

HOW DO I GET A SUBSIDISED APARTMENT?

There are two options:

🔑 Allocation by the local authority:

If an apartment owned by the local authority becomes available, it is allocated via a selection process. Various social factors are taken into account, e. g. age, presence of children, degree of disability, etc. However, the chances of finding an apartment this way are slim, as many local authorities only have a few apartments of their own. If you put yourself on the list of other cities, you at least increase the likelihood of obtaining an apartment through the local authorities. Therefore, if you have a WBS, you should also put yourself on the waiting list in other cities. As each city has different regulations, you will need to enquire about the exact procedure with the responsible authorities in the city where you wish to be placed on the waiting list.

🔑 Independent search with a WBS (Wohnberechtigungsschein):

With a WBS, you can also search for apartments independently on real estate portals. Some apartments may only be rented by people with a WBS. This means that the number of applicants is much smaller. These are often apartments from large housing companies that offer some of their apartments as social housing in cooperation with the state. You pay the rent yourself or the authorities pay it if you receive assistance. The rents are usually cheaper as they are subsidised by the state. However, you must apply for these apartments in the same way as for any other apartment on the open housing market.



APPLY FOR A WBS KNOWING THAT IT DOES NOT REPLACE AN ACTIVE AND INDEPENDENT SEARCH ON THE HOUSING MARKET.



BIEBESHEIM

Information and downloads

https://www.biebesheim-am-rhein.de/seite/de/rhein/548/-/Wohngeld_Antraege.html



MÖRFELDEN-WALLDORF

Personal introduction / appointment

Zuständige Abteilung: Sozial- und Wohnungsamt

Infos und Downloads

<https://www.moerfelden-walldorf.de/de/buergerservice/leistungen/HES:entry:8967500:064330008008/wohnberechtigungsschein-beantragen/>



BISCHOFSSHEIM

Information and downloads

<https://bischofsheim.de/rathaus-und-politik/formulare.html>



NAUHEIM

Information and downloads

https://www.nauheim.de/Wirtschaft-Tourismus/Wohnberechtigungsschein.php?object=tx_3687.2.1&ModID=10&FID=3687.295.1



BÜTTELBORN

Information and downloads

<https://www.buettelborn.de/buergerservice/leistungen/HES:entry:50345-VLR/wohnberechtigungsschein-beantragen/>



RAUNHEIM

Information and downloads

<https://www.raunheim.de/seite/de/stadtverwaltung/1273/-/Wohnberechtigungsschein.html>



GERNESHEIM

Personal introduction / appointment

Zuständige Abteilung:

Gebäudemanagement Stadt Gernsheim

Stadthausplatz 1; 64579 Gernsheim

<https://www.gernsheim.de/>



RIEDSTADT

Personal introduction / appointment

Zuständige Abteilung: Sozial- und

Integrationsbüro Stadt Riedstadt

Rathausplatz 1; 64560 Riedstadt

https://www.riedstadt.de/fileadmin/www/media/dokumente/rathaus/buergerservice/neue_Homepage/Kinder_Jugend_und_Soziales/Wohnberechtigungsschein_01.pdf



GINSHEIM-GUSTAVSBURG

Online application

https://verwaltungsportal.hessen.de/leistung?leistung_id=L100001_8967500®schl=064330005005



RÜSSELSHEIM

Information and downloads

<https://www.ruesselsheim.de/vv/produkte/tsabus/wohnberechtigungsschein-8967500>



GROB-GERAU

Information and downloads

https://www.gross-gerau.de/B%C3%BCrger-Service-Online-Dienste/B%C3%BCrgerdienste-A-Z/B%C3%BCrgerdienste-A-Z/Wohnberechtigungsschein-beantragen.php?object=tx_3411.66.1&ModID=10&FID=2289.1010.1&NavID=3411.49&La=1&kuo=1&ort=2289.1&sfwort=1



STOCKSTADT

Personal introduction / appointment

Zuständige Abteilung: Jugend, Familie u. Soziales

Rheinstraße 34-36; 64589 Stockstadt am Rhein

Telefon: 06158 829-0; kontakt@stockstadt.de

<https://stockstadt.de/>



KELSTERBACH

Online Antrag:

https://kelsterbach.de/Rathaus-B%C3%BCrgerservice/Wohnungen/Wohnberechtigungsschein-beantragen.php?object=tx_3950.2.1&ModID=10&FID=3950.2019.1&NavID=3950.67&La=1&kuo=2&call=suche



TREBUR

Personal introduction / appointment

Zuständige Abteilung: Soziales, Kultur und Bildung

https://trebur.de/buergerservice-verwaltung/themen-a-z.html?tx_a2z_pi%5Baction%5D=show&tx_a2z_pi%5Bcontroller%5D=Item&tx_a2z_pi%5Bitem%5D=373&cHash=a00ea777eb7e584baeee3363a5cedc26

JOBCENTER AND SOCIAL WELFARE OFFICE (SOZIALAMT)

HOW HIGH CAN THE RENT BE IF I RECEIVE BÜRGERGELD OR SOCIAL ASSISTANCE?

WHETHER AN APARTMENT IS APPROVED DEPENDS ON THE KDU-TABLE FOR YOUR CITY. THE FOLLOWING KEY DATA IS REQUIRED:

1. BASIC RENT

2. OPERATING COSTS*
SHOULD BE AT LEAST 2€ PER SQUARE METER

CALCULATION: 2 X SQUARE METER

3. HEATING COSTS**

Advance payment may vary, but here too you should expect around 2€ per square meter

CALCULATION: 2 X SQUARE METER

4. OTHER COSTS

e. g. parking space

5. SQUARE METER



IN THE DISTRICT OF GROSS-GERAU

In the district of Groß-Gerau, the upper rent limits for KdU are based on a gross rent. This means cold rent + cold ancillary costs or operating costs (garbage collection, street cleaning, insurance, maintenance, etc.).

BUT OFTEN, THE APARTMENT ADVERTISEMENTS ARE DESCRIBED AS FOLLOWS:

Basic rent: 1.000,- €

Operating costs: 300,- €

Heating costs: included in operating costs

YOU CAN USE THE FOLLOWING CALCULATION AND THE KDU-TABLE TO ESTIMATE IN ADVANCE WHETHER THE RENT WILL BE ACCEPTED BY THE AUTHORITIES OR NOT*:

* However, you will only know exactly when the rental offer has been checked by your case worker.

1. Square meters X 2 = OPERATING COSTS
2. Operating costs + basic rent = AMOUNT X
3. Compare the result with the KDU-table

HAVE RENTAL OFFERS CHECKED

If you receive assistance from the Jobcenter or Sozialamt, the rent for the apartment must first be checked by the authority. Ask your case worker what he needs in order to check a rental offer (Mietangebot). It is usually important that the ancillary costs are divided into heating and operating costs.

Ask whether a signature from the landlord is mandatory. As a rule, the authorities require the following information:

- ✓ Basic rent
- ✓ Operating costs (ancillary costs without heating)
- ✓ Heating costs
- ✓ Square meters
- ✓ Deposit
- ✓ Address details
- ✓ Contact details landlord



In the district of Groß-Gerau there are forms that you must print out, fill in and have signed by the landlord.

Important: The rental contracts can only be signed after the authorities have given their approval.



MIETANGEBOT JOBCENTER GROB-GERAU

Mietangebot Jobcenter Groß-Gerau

https://jobcenter-gg.de/fileadmin/Dokumente/PDF-Dateien/Formular_Mietangebot.pdf



SOZIALAMT GROB-GERAU GRUNDSICHERUNG

Bescheinigung zur Ermittlung von Unterkunfts- und Heizkosten gemäß SGB XII

https://www.kreisgg.de/fileadmin/Soziale_Sicherung_Chancengleichheit/Soziale_Hilfen/Formulare/Anlage_Mietbescheinigung_SGB_XII.pdf



SOZIALAMT GROB-GERAU ASYLBEWERBER

Bescheinigung zur Ermittlung von Unterkunfts- und Heizkosten für Asylbewerber

https://www.kreisgg.de/fileadmin/Soziale_Sicherung_Chancengleichheit/Soziale_Hilfen/Formulare/Mietbescheinigung_AsyI.pdf

APPLICATION FOR DEPOSIT & INITIAL FURNISHING

APPLICATION FOR A SECURITY DEPOSIT LOAN

A security deposit loan can only be applied for after the rental contract has been signed and submitted to the authorities. As some landlords expect the deposit on the day the contract is signed, please clarify this in advance with the landlord and submit the application for the deposit loan preferably with the signed rental contract.

Approval can take 2-4 weeks. The Jobcenter usually grants a loan as long as it does not exceed three months' rent and you pay back at least €50 per month. The application is made informally and should contain the following information:

- ✓ Subject: „I hereby apply for...“
- ✓ First name, surname, date of birth
- ✓ Old and new address
- ✓ Amount of deposit
- ✓ Repayment installment per month
- ✓ Bank account details of the deposit account: Account holder, IBAN, payment reference
- ✓ Date, place, signature

APPLICATION FOR INITIAL FURNISHING

If you move out of accommodation for refugees or homeless people, you can apply for a one-off payment to help you furnish your home with the essentials. You should submit the application as soon as possible after signing the rental contract, as processing may take some time.

**YOU CAN FIND ALL
THE INFORMATION
HERE:**



<https://hartz4widerspruch.de/ratgeber/wohnen/erstausstattung-wohnung/>

APARTMENT VIEWING

RECOMMENDED BEHAVIOUR

- 🔑 Remain **authentic** and pay attention to **polite manners**. A friendly smile, a handshake and a “thank you for the invitation“ are the usual polite gestures.
- 🔑 Remain friendly and interested, always **emphasize the positive features** of the apartment that catch your eye - e. g. location, room size, floors, etc. Landlords are more likely to choose people who show great interest in the apartment.
- 🔑 **Offer to take on minor renovation work** if you feel up to it.
- 🔑 If you don't speak German, **bring someone with you to translate** or use a **translator app**. The fact that you can communicate with each other is an important criterion for landlords.
- 🔑 **Prepare yourself for unpleasant questions and think of appropriate answers in advance**. Why do you have a SCHUFA entry? How long have you been receiving assistance and why? Why do you have to move out of your old apartment?
- 🔑 **Ask questions** about heating, hot water, windows, house rules, neighbors and the exact rental and ancillary costs.
- 🔑 **Take your application portfolio with you** and hand it over to the person who is present during the apartment viewing.

QUESTIONS

Questions signal interest and show a certain level of competence with regard to housing issues.

- 🔑 Exact rent (basic rent, ancillary or operating costs, heating costs)
- 🔑 Is it a rental contract with stepped rent? (Would be a bad idea, as rents often become too expensive after a year)
- 🔑 How is heating provided?
- 🔑 Will the kitchen remain in the apartment?
- 🔑 How is the hot water heated?
- 🔑 Can the washing machine be left in the apartment?

OPENING DOORS TO A BETTER FUTURE



FIND MORE INFORMATION HERE:

www.dein-vitamin-b.de
<https://linktr.ee/deinvitaminb>



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