

WOHN

ABC

Englisch



Impressum:

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WosU-reloaded wird von der Beauftragten der Bundesregierung für Migration, Flüchtlinge und Integration und Beauftragte für Antirassismus gefördert und wird unter der Koordination von Tür an Tür-Integrationsprojekte gGmbH mit ZAM e.V., Diakonie Augsburg, moveGLOBAL e.V., Haus der Kulturen-Interkulturelle Begegnungsstätte e.V. und Afropa e.V. durchgeführt.

Text und Konzeption: Michelle Balthes, Corinna Höckesfeld

Illustration: Lisa Klimesch (Titelbild), Saliha Soylu

Koordiniert von:



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Die Beauftragte der Bundesregierung
für Migration, Flüchtlinge und Integration
Die Beauftragte der Bundesregierung für Antirassismus

Einführung

Für viele Menschen mit Flucht- und Migrationsgeschichte ist die Wohnungssuche mit vielen Hürden und Herausforderungen verbunden. Neben komplexen Anträgen und strukturellen Ausschlüssen sind es oftmals auch die Fachbegriffe, die eine erhebliche Hürde darstellen. Denn häufig fehlt ihnen das notwendige Fachvokabular, da Begriffe wie Bruttokaltmiete, SCHUFA oder Zählerstand nur selten in Sprach- und Integrationskursen erklärt werden.

Mit dem **Wohn-ABC** möchten wir daher eine praktische Orientierungshilfe bieten, um die Hürden zu überwinden und Sprachkompetenzen zu stärken.

Von *A wie Ablöse* bis *Z wie Zählerstand* finden Sie darin relevante Begriffe rund um das Thema Mieten und Wohnen erklärt.

Ziel ist es, die Sprach- und Handlungskompetenzen zu stärken und einen gleichberechtigten Zugang zum Wohnungsmarkt zu ermöglichen.

Das Wohn-ABC ist auch in weiteren Sprachen online verfügbar:

- Arabisch
- Dari
- Deutsch
- Einfache Sprache
- Englisch
- Somali
- Türkisch
- Ukrainisch

Mehr Informationen unter:

wohnprojekt-augsburg.de/angebote-unterstuetzung/informationen-downloads/

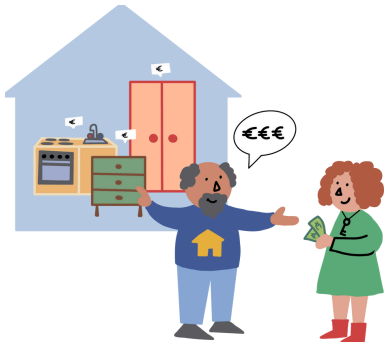


Begriffe rund um das Thema Wohnen & Mieten

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Ablöse

Die Ablöse

If there is already furniture in the flat, an agreed sum of money, a transfer fee, can be paid to the previous tenant. You have to check with the job centre beforehand to see if they will pay for the transfer fee.

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Besichtigungstermin

Der Besichtigungstermin

A viewing or flat viewing is an appointment where you meet with the estate agent or landlord to view the flat and clarify any open questions. Since there are often many applicants for a flat, you can increase your chances by bringing an application portfolio to the appointment.

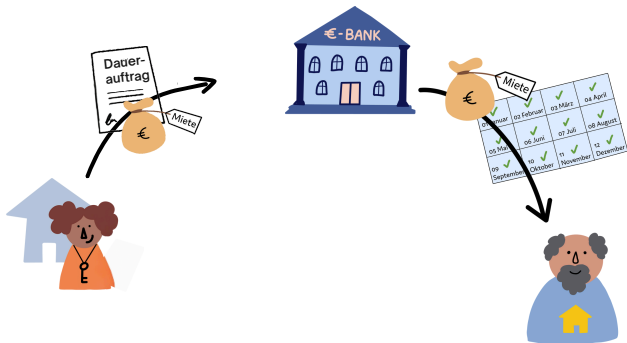


Bewerbungsmappe

Die Bewerbungsmappe

There are often many people who are invited to a viewing appointment. So that the landlord or landlady still knows who you are after the appointment, you can prepare an application file and bring it with you to the viewing appointment. In the application file, the landlord or landlady will find all the important information about you (and your family). An application folder consists of the following documents: personal cover letter, tenant's self-disclosure, copy of salary statement, copy of SCHUFA.

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Dauerauftrag

Der Dauerauftrag

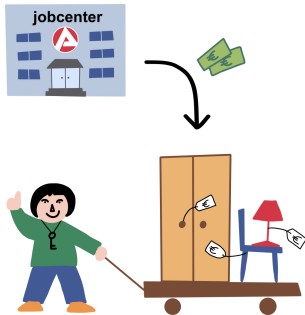
To pay the rent on time every month, you can set up a permanent order with your bank. Then the rent is automatically transferred to the landlord every month.



Eigenbedarf

Der Eigenbedarf

When the landlord needs the (entire) tenant's flat for himself or for a person belonging to his household, for example a carer, or for a family member for residential purposes, he/she can terminate a tenancy. This is the most frequent reason for landlords to terminate a tenancy.

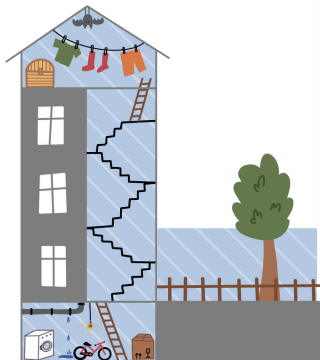


Erstausstattung

Die Erstausstattung

People who receive money from the Job Centre/Social Welfare Office and are moving into a flat for the first time (e.g. because they previously lived in shared accommodation and do not own any furniture) can apply for initial furnishings. This is a one-time application for money for furniture and household items (e.g. dishes, lamps, carpet, refrigerator, etc.). A fixed amount is paid out according to the number of persons, the size of the flat and the equipment needed. The amount is based on the value of second-hand furniture. Furniture that is already available must be declared.

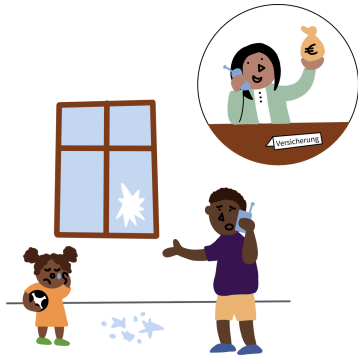
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Gemeinschaftsfläche

Die Gemeinschaftsfläche

In an apartment building, there are numerous areas that can be shared by all residents. These include the staircase, the courtyard, the garden, and possibly also areas in the cellar or attic. There is often a lack of clarity about their use, so it should be agreed with the landlord (in written form if necessary) which common areas may be used and how.



Haftpflichtversicherung

Die Haftpflichtversicherung

Liability insurance is an insurance policy that pays for damage caused to other people, property or assets. Liability insurance is therefore designed to protect a person against claims for damages from third parties.

Hausmeister



Der Hausmeister

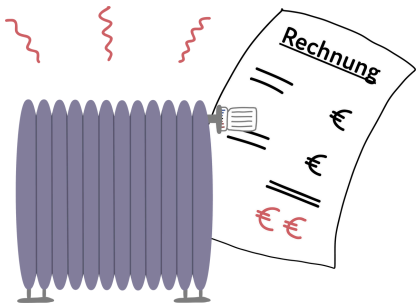
A caretaker is a person who is responsible for the management, care and supervision of buildings. The tasks include, for example, minor repairs, winter service or the maintenance of green areas.

Hausordnung



Die Hausordnung

The house rules regulate how people live together, for example, in accommodation or in a house. The house rules contain rules to which all residents must adhere. All rules in the house rules must follow generally valid laws.

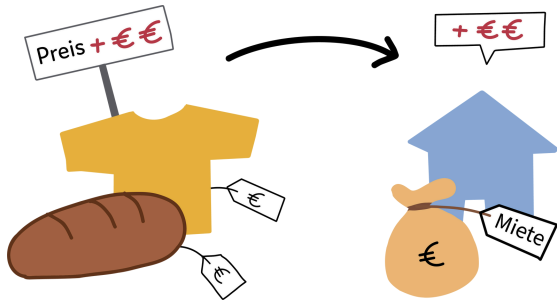


Heizkosten

Die Heizkosten

Heating costs are the costs incurred for heating a flat or a house. They include the costs for fuel and hot water as well as other costs incurred in the operation of a heating system. The heating costs are covered by the Job Centre. However, they must be listed separately in the tenancy agreement.

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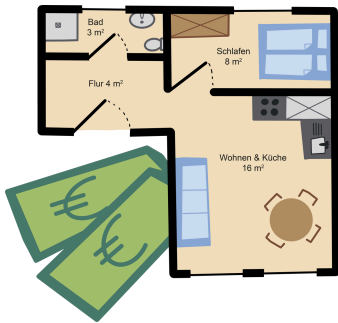


Indexmiete

Die Indexmiete

In the case of an index-linked tenancy agreement, it is agreed when the contract is concluded that the amount of future rents is to be based on the development of the cost of living. The decisive factor is the price index for the cost of living of all private households in Germany determined by the Federal Statistical Office, i.e. practically the inflation rate.

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Kaltmiete

Die Kaltmiete

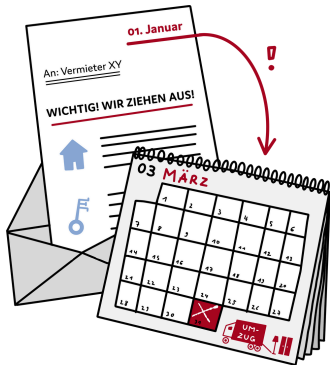
The "cold" rent is the part of the rent that only includes the costs for the use of the flat. No operating costs such as heating costs, water and sewage costs are included in the cold rent. The amount of the cold rent is calculated on the basis of the square metres provided.



Kaution

Die Kaution

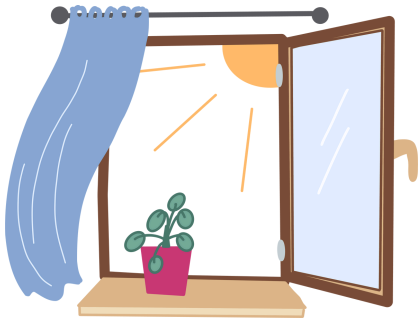
A security deposit is a sum of money that has to be paid to the landlord or landlady when renting a flat. The deposit serves as a guarantee for the payment of the rent and damages to the flat. When you move out, you get the deposit back if there is no damage to the flat.



Kündigungsfrist

Die Kündigungsfrist

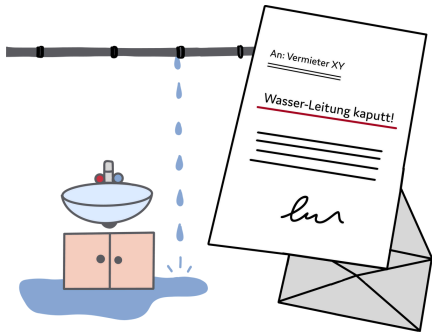
If you want to move out of your flat, you must observe the period of notice. As a rule, it is three months. The notice of termination must be in writing and must reach the landlord by the third working day of the month. This means that if you want to move out on 31 March, you have to give notice by 3 January at the latest. The duration of the notice period is also stated in the tenancy agreement.



Lüften

Das Lüften

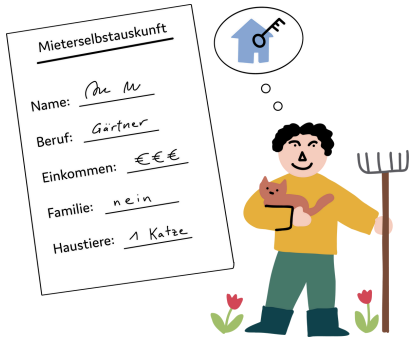
In rented flats, it is the tenant's duty to heat and ventilate properly. It is important to ventilate sufficiently and according to the type of house. The most effective way is to ventilate the individual rooms daily at all times of the year. If you do not ventilate your flat regularly, you will have to pay for the damage caused by mould, etc.



Mängel

Die Mängel

If the tenant finds a defect, e.g. the toilet flush is broken, this must be reported to the landlord immediately and he/she must be asked to repair the defect. The deficiencies should always be sent in writing, as you have to prove that the deficiency was reported.+

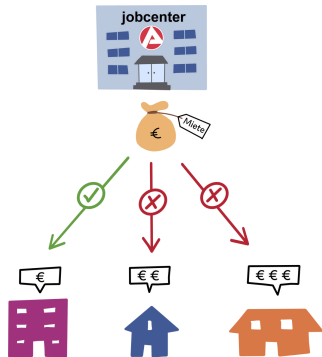


Mieterselbstauskunft

Die Mieter selbstauskunft

Many landlords want information about the future tenants before or after the viewing.

You can fill out a tenant self-assessment form. This is a document with questions about your professional and personal situation. The tenant self-assessment helps landlords to find out more about potential new tenants.



Mietobergrenze

Die Mietobergrenze

If you receive money from the Job Centre/Social Welfare Office, you can apply to have your rent paid. After checking the adequacy of the rent, the Job Centre/Social Welfare Office will pay the rent up to a rent maximum. The maximum rent is the maximum amount that the Job Centre/Social Welfare Office will pay for the gross cold rent (= cold rent + ancillary costs). Each municipality and each district has its own maximum rent limit.



Mülltrennung

Die Mülltrennung

Waste separation means that different types of waste are collected and recycled separately. This is good for the environment and for recycling. In Germany, every household must separate its waste itself and put it in the right bins and containers. The rules for waste separation can vary depending on the federal state and municipality. Incorrect waste separation can have negative consequences for the climate and high fines.



Nebenkosten

Die Nebenkosten

Service charges (= operating costs) are a part of the total rent (= warm rent). These are costs that are related to the use of the rented flat. They include, for example: Waste disposal, caretaker, sewage or cleaning in the stairwell. Sometimes heating costs are also part of the service charges. The ancillary costs/operating costs are listed in the tenancy agreement.



Onlinesuche

Die Onlinesuche

Most flats are advertised online nowadays. When looking for a flat, it therefore makes sense to use online platforms such as immobilienscout24, ebay, immowelt etc. in addition to postings and newspaper announcements.



Räumungsklage

Die Räumungsklage

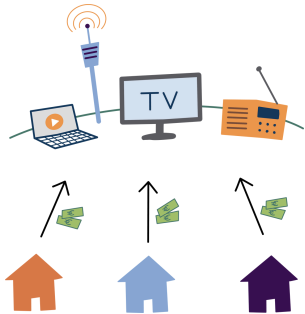
An action for eviction can be filed by the landlord if the tenant has not left the rented property after the expiry of the notice period or if he/she resists the termination. The court orders the tenant to leave the flat. If the tenant does not comply, eviction can be ordered.



Ruhezeiten

Die Ruhezeiten

In Germany, there are no nationwide rules for legal quiet times. The times at which tenants and neighbours have to be particularly considerate of each other are set by the federal states. Usually, quiet times are regulated in house rules. The most common quiet hours in house rules are as follows:
Night rest: 10 p.m. to 6 a.m.



Rundfunkbeitrag

Der Rundfunkbeitrag

The licence fee is a legal obligation for all households in Germany, which serves to finance public broadcasting. The contribution is independent of the number of devices in the household. Those who receive certain social benefits can be exempted from the obligation to pay the contribution. An application must be made for such exemption.



Schönheitsreparaturen

Die Schönheitsreparaturen

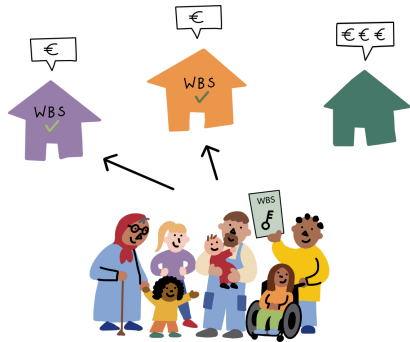
If you live in a rented flat, you have to pay for small repairs due to wear and tear yourself. This includes, for example, wallpapering and painting the walls or plugging drill holes and nail holes.



SCHUFA-Auskunft

Die SCHUFA-Auskunft

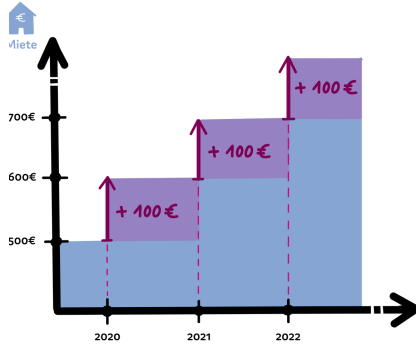
The SCHUFA report stores credit-relevant data of private consumers and companies. It therefore says something about the credit score of a person or a company. Companies, landlords and banks can view this information before concluding a contract with a business partner / private individual. Once a year, you can request a free SCHUFA report.



Sozialwohnung

Die Sozialwohnung

Social housing is housing subsidised by the state for people with a low income. In return, landlords who benefit from the subsidy commit to offering their flat at a low price. If you want to move into a social housing flat, you need a certificate of eligibility for housing, which can be applied for at the competent authority if certain requirements are met.



Staffelmiete

Die Staffelmiete

A graduated rent is a regular rent increase for the future that is already defined in the rental contract of a property.



Übergabeprotokoll

Das Übergabeprotokoll

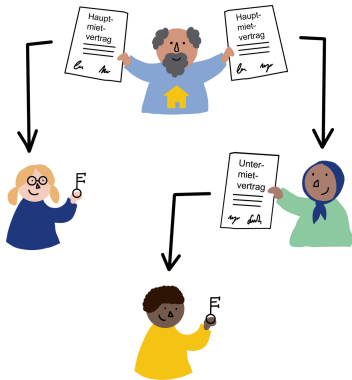
When handing over the flat, it is very important that a inspection checklist is always made with existing defects and damages. If it is not made by the landlord (ask for a copy here), it is recommended to document everything in detail yourself and to have the landlord or the person responsible for the handover sign it.



Ummeldung

Die Ummeldung

After moving to a new place of residence, you usually have to re-register at the Ausländerbehörde/Bürgeramt within 1-2 weeks, i.e. you have to inform them of your new place of residence. The exact deadlines vary from place to place.



Untermietvertrag

Der Untermietvertrag

If you share a flat or live with friends or relatives, it is always advisable to draw up a written subtenancy agreement. The landlord's permission must be obtained in writing. If you do not have the landlord's consent, this can be grounds for extraordinary termination.



Voll möbliert

Voll möbliert

Fully furnished means that a flat is equipped with all furniture. The tenant is allowed to use them. The furniture belongs to the landlord and may therefore not be thrown away.



Warmmiete

Die Warmmiete

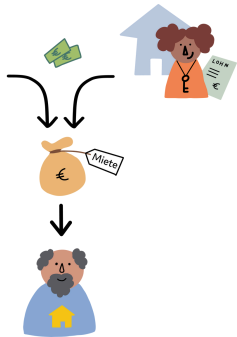
The "warm" rent is the sum of the net rent and utilities and extra costs.



Wohn- berechtigungsschein

Der Wohnberechtigungsschein

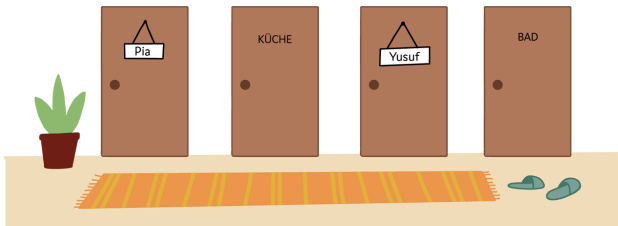
The Wohnberechtigungsschein (WBS) entitles financially weaker persons to move into a flat that is subsidised by public funds. The WBS is valid for one year and can be applied for at the responsible city, district or municipal administration.



Wohngeld

Das Wohngeld

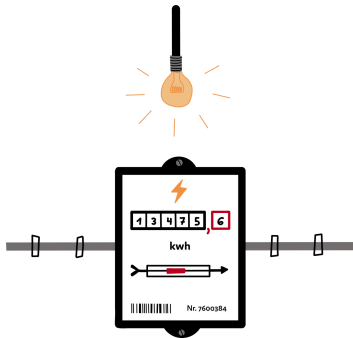
Housing subsidy is an income-related social benefit. It is a subsidy for rent or the costs of owner-occupied housing and supports appropriate and family-friendly housing. The support is given to households with a small income and simultaneously high housing costs.



Wohngemeinschaft

Die Wohngemeinschaft

Especially for single and younger people, a shared flat can be a good alternative to a flat of your own. In a shared flat, each flatmate has their own room and you only share the common rooms such as the bathroom, kitchen or living room.



Zählerstand

Der Zählerstand

The meter reading tells you how much electricity, water or gas is used in a household. The information about the consumption is necessary so that the provider can create a bill and send it to the tenant. The consumption is calculated from the difference between the old and the new meter reading.