Accommodation in Freiberg – Links and hints

Dear first-year student,

We are delighted that you have chosen to study at **Technische Universität Bergakademie Freiberg – TUBAF** as your place of study and to make Freiberg your new home.

The following links and tips will help you find accommodation during your studies.

Student halls of residence or student dormitories are the first port of call when it comes to accommodation for international students, but **renting (and sharing) a private apartment** with other students in the city of Freiberg is also an option.

1. Halls of residence

The student halls of residence are managed and administered by the *Student Services Freiberg ("Studentenwerk").* Follow this link to find out more about the halls of residence on campus: https://www.studentenwerk-freiberg.de/en/wohnen/in-freiberg-wohnen/

The rent averages 290 euros, including all service charges.

If the *Studentenwerk* has been unable to offer you suitable accommodation, or if you do not wish to live in student halls of residence, there are plenty of other options available in Freiberg.

2. Finding accommodation on the private housing market

2.1 Freiberg Student Services' online marketplace

For students who have not been allocated a place in halls of residence due to a lack of capacity, Freiberg Student Services ("Studentenwerk") supports students to find accommodation outside the halls of residence, if they could not get a for students: https://www.studentenwerk-freiberg.de/en/wohnen/in-freiberg-wohnen/privatzimmervermittlung-fg/

You may also contact the housing staff of the Freiberg Student Services, Ms Li Müller, email: Li.Mueller@swf.tu-freiberg.de

2.1 Living in a shared flat

A group of tenants can save money in a shared flat because they share the costs according to the number of tenants (and possibly the size, furnishings or location of the rooms). To be suitable for sharing, a flat should have the following characteristics: there are no interconnecting rooms in the flat. This means that all rooms must be accessible from the hallway.
To start a new flat share, you can find potential flat mates via the Student Council 's WhatsApp group. To sign up please follow this link:

- https://www.stura.tu-freiberg.de/en/consultation/new-shared-apartment-wg-formation-for-students/
  (please note that sharing your contact details is on your own responsibility).

Landlords such as Städtische Wohnungsgesellschaft also enter into tenancy agreements with several tenants of equal status in a flat.

2.2 Internet portals

This collection of links contains references to external housing portals with offers from various providers. Neither TUBAF nor the Studentenwerk or the Student Council have checked these links and have no contractual relationship with the providers. The links are selected without preference or guarantee. It is up to the user to check the offers independently.

- https://www.wg-gesucht.de/
- https://www.immobilienscout24.de/Suche/de/sachsen/mittelsachsen-kreis/freiberg/wohnung-mieten?msockid=2e5124f3cc136ab1030c3044cd136b56
- https://www.immowelt.de/suche/freiberg-sachs/wohnungen/mieten?msockid=2e5124f3cc136ab1030c3044cd136b56
- https://www.kleinanzeigen.de/s-wohnung-mieten/freiberg/c203l4194?msockid=2e5124f3cc136ab1030c3044cd136b56

2.3 Private housing providers in Freiberg

- Wohnpark Gentilly: https://www.wohnpark-gentilly.de
- https://wohnungsgesellschaft.de/vermietung/angebote-fuer-studenten/
- https://wohnen-in-freiberg.de/wohnungen/
- https://tag-wohnen.de/junges-freiberg
- https://wis-freiberg.de/
- http://richterimmobilien.de/
- https://rwr-immobilien-freiberg.de/
- https://www.rkimmobilien.com/

2.4 Housing options in the surrounding area

Further accommodation is available in the vicinity of Freiberg, for example in Brand-Erbisdorf, Chemnitz or Dresden. They can be reached by bus or train within 15 - 45 minutes. You can use these links to search, just select the city you are interested in.

- https://www.wg-gesucht.de/
- https://www.immobilienscout24.de/
- https://www.kleinanzeigen.de/s-auf-zeit-wg/anzeige:angebote/c199
- https://tag-wohnen.de/
- Wohnungen - Städtische Wohnungsgesellschaft Freiberg/Sa. Aktiengesellschaft
- Wohnung mieten in Freiberg (09599), Mittelsachsen | immowelt
- Wohnungsgenossenschaft Freiberg eG
- Wohnungen mieten von privat in Freiberg
- Wohnungen zur Miete in Freiberg | immobilie1
- Wohnung mieten Freiberg: Suchauftrag für alle Portale

You can also search with these providers:

Brand-Erbisdorf *(*approx. 7 km from Freiberg, about 40 minutes by bus*)*

- Wohnungsgesellschaft Brand-Erbisdorf mbH: https://www.wohn-gut.de/

Chemnitz (approx. 35 km, about 50 minutes by train)

- https://www.ggg.de/wohnungen
- https://www.swg-chemnitz.de/
- https://wg-einheit.de/
- https://www.wch-eg.de/
- https://www.ac-dresden.de/de/index_0__1_sp1_1.html
- https://si-wohnungsmarkt.de/sirest/index.php

3. Short-term accommodation to tide you over

If you arrive in Freiberg before the start of your rental contract, you need to bridge a few days.

Guest houses and guest apartments

- Guest House in the Business Park DBI, Halsbrücker Straße 36: https://www.dbi-freiberg.de/gaestehaus-dbi

- Accommodation for trainees, apprentices and guests, Schachtweg 4: https://www.saxonia-freiberg.de/vermietung/unterkuenfte/wohnunterkunft-schachtweg

- Guest house „Silber Nest“, Meißner Gasse: https://silber-nest.de
- http://www.freiberg-pension.de/
- https://pension-kreul.de/
- https://pension-krone-freiberg.de/
- https://pensionen-reichel.de/
- https://hubertushof-freiberg.com/
- ferienwohnung-pension-freiberg.com
- https://www.ferienwohnung-christiansdorf.de/
- https://www.ferienwohnung-hirtenplatz.de/
- https://ferienwohnungen-alte-fleischerei.de/
- http://www.ferienwohnungfreiberg.de/

Hotels

- https://www.freiberger-brauhof.de/
- https://www.hotel-am-obermarkt.de/
- https://www.hotel-kreller.de/kreller2/
- https://regen-bogen-haus.de/
- https://hotel-freiberg.de/
- https://www.hotel-in-freiberg.de/
- https://www.hotel-freyhof.de/
- http://blaue-blume.de/
- https://hotel-freiberg24.de/
- https://www.auberge-mistral.com/
- https://www.fg-hotel.de/
- https://elly-hostel.de/
- https://altes-hinterhaeusel.de/hotel/

Internet portals to find short term accommodation

- Airbnb: https://www.airbnb.de
- https://mein-monteurzimmer.de/
- https://www.preiswert-uebernachten.de
- https://www.freiberg.de/kultur-und-tourismus/uebernachtung-und-angebote

4. Hints and recommendations

Deposit and utilities

There are many private housing providers or landlords in Freiberg who advertise their rooms on various websites. In general, private housing providers or landlords require a deposit of two- or three-months' rent (rent excluding utilities). Utilities include running costs for heating, water and electricity. They are usually paid as a fixed amount with the monthly rent. On an annual basis, the actual consumption of utilities is checked and, in the event of over-consumption, a balance payment is made. In the case of under-consumption, the tenant should be refunded the difference.

Annual billing

Some private housing companies and most individual landlords use annual utility bills. This usually takes a few months after the various utility meters have been read. Your deposit will not be refunded until the annual billing has been completed (even if you have moved out). Check with your housing company or landlord to see if they use the annual utility billing system. You should negotiate with them in advance about how and when you are likely to get your deposit back.

Termination of the rental contract: 3 months notice period

In the private rental market, you must give written notice at least 3 months before moving out. You must give notice by the third working day of a month at the latest so that the month that has just begun still counts towards the deadline.

Important notes:

- If your tenancy agreement is for a fixed term (e.g., one year), it can only be cancelled in exceptional cases within this period (for example, after finishing studies and de-registration).
  The termination conditions for a rental agreement with a minimum contract term are usually set out in the rental agreement.
- A tenancy agreement can be for an indefinite period and contain a notice period of three months as well as a minimum rental period. A common minimum rental period is one year. Such a rental agreement can usually only be terminated after the end of the minimum rental period. For example: The three-month notice period is added to the minimum rental period of one year (total rental period: 15 months).

Furniture

Flats can be offered as furnished (*möbliert*), semi-furnished *(teilmöbliert*), with a built-in kitchen (*Einbauküche*) or even unfurnished (*unmöbliert*). If you choose to move into a semi-furnished or unfurnished flat, there are several ways to get inexpensive furniture.

Second-hand furniture

- MöbelWert, Dammstraße 46/corner of Silberhofstraße, discounts only on presentation of a valid student ID (furniture transport service if offered for a fee)
- A+V Höhne, Frauensteiner Straße 51 (furniture transport service if offered for a fee)
- www.facebook.com/groups/freibergcircle (swap, buy and sell; private facebook group)
- Kleinanzeigen – https://www.kleinanzeigen.de/s-haus-garten/freiberg/c80l4194
- advertisements on bulletin boards in Neue Mensa (refectory), halls of residence, university buildings and in supermarkets

Shops, where you can buy furniture – look for bargains

- JYSK (Brander Straße 39)
- Alco-Möbel (Häuersteig 4)
- Möbel Mahler (in the city of Siebenlehn)



Of course, assembling second-hand furniture as well as fitting out a flat, wallpapering and painting the walls requires the right tools and a basic level of **DIY skills**. The internet offers plenty of guides and **DIY tutorials**.

5. Further sources of information

Renting a flat in Germany: Things you need to know

Make-in-in-Germany.com is the German Federal Government's official welcome and information portal for international skilled workers, students, researchers and businesses. It offers a comprehensive introduction to the topic of 'Living in Germany', with important information and helpful tips: https://www.make-it-in-germany.com/en/living-in-germany/housing-mobility/housing-registration

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