

Guideline for the use of the RaumTeiler project of Studentenwerk Leipzig to provide accommodation for students

Preamble

As part of the RaumTeiler project, Studentenwerk Leipzig arranges contacts between students and private individuals who offer accommodation for students in return for household support services or a favourable rent. This guideline regulates the framework conditions and procedures for housing contact mediation. The aim of the project is to promote housing agreements between students and private housing providers. Students need affordable housing in order to be able to study. For this reason, Studentenwerk Leipzig supports students with the RaumTeiler project as part of its legal mandate to provide social and economic support and assistance to students in Leipzig.

General

- 1.1 The mediation of contacts between students and private individuals who offer living space for students within the framework of the RaumTeiler project in return for household support services or a favourable rent is an offer of Studentenwerk Leipzig - Anstalt des öffentlichen Rechts - hereinafter referred to as 'Studentenwerk'.
- 1.2 The activity of housing contact mediation in the RaumTeiler project of the Studentenwerk is limited to the mediation of housing offers in private households to students of the universities assigned to it by law or agreement. It therefore does not broker commercial housing offers on the free housing market.
- 1.3 The housing contact mediation is free of charge for students and housing providers and is limited to the processing of registrations and the housing contact mediation of housing agreements. The Studentenwerk is not a contracting party and does not provide legal advice. The use of the accommodation contact service in the RaumTeiler project does not entitle students or accommodation providers to a successful placement.
- 1.4 The Studentenwerk only has an intermediary function. Housing agreement contracts are concluded exclusively between the students placed as housing recipients and the housing providers. These two parties are subsequently responsible for the mutual fulfilment of their obligations. The Studentenwerk assumes no liability for the execution or fulfilment of the contract.
- 1.5 The Studentenwerk is not liable for any breaches of duty on the part of the student tenant or landlord. No claims against Studentenwerk Leipzig can be derived from these guidelines. Decisions made on the basis of this guideline are not subject to appeal. With the exception of liability for breach of material contractual obligations, death, physical injury or damage to health, the liability of Studentenwerk Leipzig and its vicarious agents is limited to intent and gross negligence.

2. Requirements for using the housing contact mediation in the RaumTeiler project

2.1 For students

- 2.1.1 In principle, enrolled students who are required to pay fees at a university affiliated with the Studentenwerk can use the services of the RaumTeiler project.
- 2.1.2 In principle, couples (i.e. partners or spouses) or parents with child(ren) can also apply. The basic requirement is that at least one person is authorised to apply in accordance with 2.1.1.
- 2.1.3 The valid certificate of enrolment, which must be submitted to the project coordinator for each semester, serves as proof. For the winter semester, proof must be provided by 30 September at the latest and for the summer semester by 31 March of each year at the latest. No placement can be made without this proof.
- 2.1.4 All students who wish to use the RaumTeiler project's accommodation contact service must submit the following documents and be available for at least one personal interview with the project coordinator:
- ✓ current student ID
 - ✓ current certificate of enrolment
 - ✓ valid identification document - identity card or passport (official photo ID)
 - ✓ valid residence permit (if required)
 - ✓ fully completed registration form for students

A profile will then be created.

- 2.1.5 Any changes to personal details, e.g. address, contact details, must be reported to the project coordinator. Even if accommodation has been found elsewhere or there is no longer any interest, an active cancellation must be made.
- 2.1.6 De-registration must be reported immediately. This means that the student may no longer use the services of the RaumTeiler project. The profile will then be deleted by the Studentenwerk. Existing housing sponsorships can be continued; in the event of de-registration, the Studentenwerk will no longer provide housing contacts.

2.2 For housing providers

- 2.2.1 In principle, any private individual who is in possession of a free room or accommodation unit in their own house or flat can acquire the status of accommodation provider. In the case of private individuals who live in rented

accommodation themselves, a rental licence must be obtained - the Studentenwerk is entitled to inspect this on request. The room or living space must be at least 9 m² in size (excluding bathroom and kitchen/kitchenette) and lockable.

2.2.2 All those providing accommodation must complete the registration form for those providing accommodation in full, setting out their ideas, wishes and support requirements. They must also be willing to meet with the project coordinator in person and visit the premises by prior arrangement. This is the only way to ensure a customised placement.

2.2.3 Persons who:

- a) offer a property with significant structural or hygienic defects.
- b) offer a gross rent (including ancillary costs) that exceeds the maximum rent of a comparable accommodation unit in Studentenwerk Leipzig's residential complexes by more than 10%.
- c) demand assistance that generally exceeds 10 hours per week (48 hours per month).
- d) are unable to provide authorisation to sublet rented accommodation.
- e) are unable to offer self-contained accommodation.

2.2.4 The project coordinator must be informed of any changes to the details of the accommodation offered (e.g. address, change of contact person or contact details). Even if you no longer wish to provide accommodation, you must actively deregister.

3. Housing contact mediation of housing agreements

3.1 The housing contact mediation of housing partnerships is based on a profile-orientated and continuous matching principle. For this purpose, personal data and relevant information on desired support services are collected and stored in advance in the form of registration forms for housing providers and students.

3.2 The Studentenwerk looks for as many matches as possible between housing providers and students seeking accommodation in order to find the best possible match. If there is a match, both parties are informed of potential matches. If there is mutual interest, a meeting is arranged with the project coordinator.

3.3 Only the student and the housing provider decide whether a housing sponsorship will materialise.

3.4 If no other agreement has been made, a housing offer will be kept in the mediation process until a housing partnership comes about or there is no longer any interest in this service from the Studentenwerk.

3.5 The content of the housing partnership will be regulated in a housing partnership contract after successful placement. The content of the contract is the sole responsibility of the housing partners and must take into account the principles mentioned under 4 point 2. The housing partnership contract must be in the mutual interest.

3.6 The contractual partners are the student (tenant) and the housing provider (landlord). Studentenwerk Leipzig is not a contractual partner.

3.7 If the housing partnership is suspended or terminated, Studentenwerk Leipzig must be informed.

3.8 Both the tenant and the landlord can make use of RaumTeiler's further or new placement services if they are interested.

4. Exclusion from the use of the housing contact mediation in the RaumTeiler project

4.1 For students

4.1.1 The Studentenwerk is entitled to exclude students from the housing contact mediation,

- if they violate this guideline
- if they forward contact data of the housing providers
- if they have significantly violated obligations under the housing partnership agreement and the housing provider has justified and demonstrably complained about this to the Studentenwerk
- if after the placement there has been repeatedly no contact with the housing provider
- if there are other important reasons

4.2 For housing provider

4.2.1 The Studentenwerk is entitled to exclude housing providers from the housing contact mediation,

- if they violate this guideline
- if the actual living arrangements with the students do not correspond to the conditions published in the project
- if immoral activities or care activities that may only be carried out by members of certain professions are offered or required (see Section 138 Paragraph 1 BGB)
- if a violation of the General Act of Equal Treatment (see Section 2 Paragraph 1 AGG) or discriminatory behavior, i.e. inappropriate and unjustified behavior towards other people solely because of their membership in a certain social group, can be identified
- if there are other important reasons

4.2.2 The Studentenwerk can reject offers of accommodation,

- that violate this guideline
- that do not appear to be compatible with everyday student life
- violate applicable law or appear ethically and/or morally unacceptable in view of the Studentenwerks' care for students (e.g. activities with a direct or indirect erotic reference)
- which, due to their nature, do not promise success in the investigation or have been repeatedly placed without success
- that contradict democratic and human rights principles

5. Entry into force

This policy comes into force from September 1st, 2024.