



STUDENTENWERK
MAGDEBURG



Guidelines for the Use of the “MIT einander – FÜR einander” Project of Studentenwerk Magdeburg for Housing Contact Mediation

Preamble

Within the framework of the “MIT einander – FÜR einander” project, Studentenwerk Magdeburg facilitates contacts between students and trainees on the one hand and private individuals on the other who wish to offer accommodation in exchange for support services in everyday life and/or at a reduced rent.

These Guidelines govern the framework conditions and procedures for housing contact mediation. The aim of the project is to promote housing partnerships between young people in vocational training or higher education and private accommodation providers in the state capital of Magdeburg. Students and trainees require affordable housing in order to successfully complete their education or studies. At the same time, the project seeks to strengthen intergenerational and intercultural coexistence within the urban community.

Through the “MIT einander – FÜR einander” project, Studentenwerk Magdeburg supports young people within the scope of its statutory mandate for the social and economic support and promotion of students.

1. General Provisions

1.1 The facilitation of contacts between students and trainees and private individuals who offer accommodation within the framework of the “MIT einander – FÜR einander” project in exchange for support services and/or affordable rent is a service provided by Studentenwerk Magdeburg – a public-law institution (Anstalt des öffentlichen Rechts) – hereinafter referred to as the “Studentenwerk”.

1.2 The activities of the housing contact mediation service are limited to the mediation of accommodation offers in private households in Magdeburg for students enrolled at higher education institutions affiliated with Studentenwerk Magdeburg and for trainees whose place of training is in Magdeburg. No mediation of commercial housing offers from the open housing market shall take place.

1.3 The housing contact mediation service is free of charge for students, trainees, and accommodation providers and is limited to processing registrations and facilitating contacts for housing partnerships.

The Studentenwerk is not a contracting party and does not provide legal or tax advice.

Use of the housing contact mediation service within the “MIT einander – FÜR einander” project does not give rise to any entitlement to successful placement, neither for persons seeking accommodation nor for accommodation providers.



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1.4 The Studentenwerk performs solely a mediation function. Rental or subletting agreements shall be concluded exclusively between the accommodated persons and the accommodation providers brought together through the mediation process. These two parties shall thereafter be solely responsible for the fulfilment of their respective obligations. The Studentenwerk assumes no liability for the execution or performance of such agreements.

1.5 The Studentenwerk shall not be liable for any breaches of obligations by accommodated persons or accommodation providers. No claims against Studentenwerk Magdeburg may be derived from these Guidelines. Decisions made on the basis of these Guidelines are not subject to legal appeal.

Except in cases involving liability for the breach of essential contractual obligations or for damages arising from injury to life, body, or health, the liability of the Studentenwerk and its vicarious agents shall be limited to cases of intent and gross negligence.

2. Requirements for Using the Housing Contact Mediation Service within the “MIT einander – FÜR einander” Project

2.1 For Students and Trainees

2.1.1 As a general rule, enrolled students who are subject to the Studentenwerk contribution and attend a higher education institution affiliated with Studentenwerk Magdeburg, as well as trainees whose place of training is in Magdeburg, may use the services of the “MIT einander – FÜR einander” project.

2.1.2 Proof of eligibility shall be provided by means of a valid certificate of enrolment or a corresponding proof of vocational training. No mediation can take place without such proof.

2.1.3 All persons seeking accommodation must submit the following documents and be available for at least one personal meeting with the project coordination team:

- ✓ Valid student ID card or proof of vocational training
- ✓ Current certificate of enrolment (for students)
- ✓ Valid identification document
- ✓ Valid residence permit, where applicable
- ✓ Fully completed registration form



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2.1.4 Any changes to personal information (e.g. address, contact details) must be communicated to the project coordination team without undue delay. An active deregistration is also required if accommodation has been found elsewhere or if there is no longer any interest in participating.

2.1.5 Exmatriculation (withdrawal from studies) or completion of vocational training must be reported without undue delay. In such cases, eligibility for continued use of the housing contact mediation service shall cease. Existing housing arrangements shall remain unaffected.

2.2 For Accommodation Providers

2.2.1 As a general rule, any private individual who has a vacant room or residential unit in Magdeburg may obtain the status of accommodation provider.

Private individuals who themselves live in rented accommodation must obtain permission to sublet. The Studentenwerk shall be entitled to inspect such permission upon request.

2.2.2 All accommodation providers must complete the registration form in full and describe their expectations, wishes, and support requirements. They must also be willing to participate in a personal meeting with the project coordination team and to allow an inspection of the premises by prior appointment.

2.2.3 The following persons are excluded from participation:

- a) persons offering accommodation with significant structural or hygienic deficiencies;
- b) persons requiring support services that generally exceed 10 hours per week in scope;
- c) persons requiring care-related, immoral, or criminal activities;
- d) persons unable to provide authorisation for subletting;
- e) persons unable to offer completed or adequate accommodation.

2.2.4 If accommodation is no longer to be offered, an active deregistration must be submitted.

2.2.5 Studentenwerk Magdeburg points out that any rental income or benefits in kind received within the framework of a mediated housing partnership may, under certain circumstances, be subject to income tax. Accommodation providers are solely responsible for informing themselves about any tax obligations. The Studentenwerk cannot and may not provide tax advice.



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3. Housing Contact Mediation for Housing Partnerships

3.1 Housing contact mediation shall be carried out on the basis of the information provided by accommodation providers and persons seeking accommodation. For this purpose, personal data and relevant information shall be collected and stored by means of registration forms.

3.2 Based on the information provided, the project coordination team shall prepare an anonymised advertisement. Following approval by the accommodation provider, this advertisement shall be published on the project platform.

3.3 In the event of interest, the project coordination team shall assess whether the information provided by both parties is fundamentally compatible.

3.4 Where a basic compatibility exists and both parties consent, contact details shall be exchanged through the project coordination team in order to arrange an introductory meeting. At the request of at least one party, the project coordination team may attend such meeting in a supporting capacity.

3.5 The decision as to whether a rental or subletting arrangement is concluded shall rest exclusively with the two parties concerned.

3.6 The specific terms of the housing arrangement shall be governed by a rental or subletting agreement. In addition, a project-related agreement (annex to the rental agreement) may be concluded, setting out in particular the support services, their scope, and the rental conditions.

3.7 The sole contracting parties shall be the accommodated persons and the accommodation providers. The Studentenwerk is not a contracting party.

3.8 Further or renewed mediation may take place provided the eligibility requirements continue to be met.



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4. Exclusion from Use

The Studentenwerk shall be entitled to exclude participants from the housing contact mediation service:

- if these Guidelines are violated;
- if false information is provided;
- if discriminatory conduct within the meaning of the German General Equal Treatment Act (AGG) occurs;
- if immoral or criminal activities are required;
- if other important reasons exist.

6. Entry into Force

6.1 These Guidelines shall enter into force upon their publication.