

How to find a flat in Landkreis Leipzig

(as of April 2025)

What to check before moving?

- Does my residence permit allow me to move freely?
- How many people will move in the new flat?
- How much rent can I pay? Jobcenter and Sozialamt only pay the maximum amount listed in the rent table „KdU-Tabelle Landkreis Leipzig“ (see next page)

What can I do on my own?

- **Search for flats**
 - www.immoscout24.de
 - www.immowelt.de
 - www.kleinanzeigen.de (category: Immobilien - Mietwohnungen)
 1. Search for flats on your own
 2. **Schedule an apartment viewing.** Send a WhatsApp message to us if you have a viewing appointment: **0176 345 015 38**
 3. For questions and assistance, contact us via email:

klk@kontaktstelle-wohnen.de

- **What do I need to apply for a flat after seeing a flat?**
 - „Mieter-Selbstauskunft“ information sheet for the new landlord
 - „Schufa-Auskunft“: normally included in „Mieter-Selbstauskunft“, if not you can get it here for free: <https://www.meineschufa.de/de/datenkopie>
 - copy of the latest „Leistungsbescheid“ from Jobcenter/Sozialamt
or copy of your salary of the last 3 months
 - copy Passport/ID of every person, who wants to move in
 - copy of „Vorvermieter-Bescheinigung“ (from current landlord, not older than 3 months)

→ Self-paying persons can sign the rental agreement immediately.

- **[only Jobcenter/Sozialamt] What are the next steps after seeing a flat?**
 - Send an exposè of the flat with the amounts of **Kaltmiete (basic rent), Kalte Betriebskosten (cold operating costs) and Warmwasser und Heizung (warm water and heating)** as soon as possible to Jobcenter/Sozialamt and apply for „Antrag auf Angemessenheit“
 - if Jobcenter/Sozialamt accept the flat „Wohnung ist angemessen“, contact the new landlord/company immediately.

→ IMPORTANT: FIRST you sign the new contract. THEN you cancel the old contract

Explanation of the KdU-table

Personen in der BG	Angemessene Wohnungsgröße	Borna	Grimma	Markkleeberg	Markranstädt	Landkreis Ost ¹	Landkreis Mitte ²	Landkreis West ³
1	25 - 45 m ²	326,50€	352,00€	455,25€	396,50€	360,00€	347,00€	347,05€
2	> 45 - 60 m ²	430,00€	446,00€	567,00€	512,00€	438,17€	427,00€	439,40€
3	> 60 - 75 m ²	580,00€	560,00€	708,75€	667,50€	565,00€	550,00€	561,75€
4	> 75 - 85 m ²	676,00€	656,00€	863,25€	756,50€	649,00€	680,00€	713,83€
5	> 85 - 95 m ²	755,53€	762,00€	964,81€	867,50€	761,06€	758,30€	764,00€
6	> 95 - 105 m ²	888,00€	848,00€	1066,37€	976,00€	837,00€	814,00€	925,00€
7	> 105 - 115 m ²	927,57€	928,76€	1167,93€	1068,95€	916,71€	891,52€	1013,10€
8	> 115 - 125 m ²	1057,14€	1009,52€	1269,49€	1161,90€	996,42€	969,04€	1101,20€
9	> 125 - 135 m ²	1141,71€	1090,28€	1371,05€	1254,85€	1076,13€	1046,56€	1189,30€
Je weitere Person	Je weitere 10 m ²	84,57€	80,76€	101,56€	92,95€	79,71€	77,52€	88,10€

1 Landkreis Ost: Bennewitz, Borsdorf, Brandis, Lossatal, Machern, Thallwitz, Trebsen, Wurzen

2 Landkreis Mitte: Bad Lausick, Belgershain, Colditz, Frohburg, Geithain, Kitzscher, Naunhof, Otterwisch, Parthenstein

3 Landkreis West: Böhlen, Elstertrebnitz, Groitzsch, Großpösna, Neukieritzsch, Pegau, Regis Breitingen, Rötha, Zwenkau

KdU = basic rent (Kaltmiete) + service charges (Nebenkosten) – heating costs (Heizkosten)

What does the Jobcenter pay for rent?

The Jobcenter covers the **basic rent** and **additional costs** (e.g., caretaker service, waste disposal, stairwell electricity). **Heating costs** are calculated separately and must be reasonable.

Important points:

- The **rental price** is what matters, not the size of the apartment.
- Heating costs are often not listed separately. You can ask the landlord or estimate the costs yourself. Estimate: Heating costs are minimum half of the additional costs of the flat offer.
- The Jobcenter checks each apartment individually.

Example Calculation:

1. You are looking for an apartment for 2 people in Borna.
2. The table states that a maximum of 430€ will be covered.
3. You find an apartment for 450€ (350€ basic rent + 100€ additional costs, including 75€ heating costs).
4. Calculation: 450€ - 75€ heating costs = 375€ (below the limit of 430€).

The Jobcenter will cover the rent because it is within the allowed limit.

We will help you with the application and with the next steps with the landlord and the job centre. Please feel free to contact us.