

Flat hunting

WOHN-IN e.V. sees itself as a kind of “notice board” for flat hunters.

Only rental properties that are free of commissions from the greater Münster area will be included – from furnished rooms in shared flats to single-family houses.

New rental properties are added on a daily basis. These are not usually advertised simultaneously in other media. This gives members a chance to find a flat.

Flat-hunting members should check the new arrivals regularly.

Legal advice

Members can get legal advice on questions and problems related to landlord and tenant law.

Appointments have to be scheduled for the counselling sessions - optionally as legal advice over the phone or in personal consultations.

Problems that arose before the start of membership can also be discussed.

This offer applies nationwide and covers all former, existing and planned, non-commercial rental arrangements.

WOHN-IN e.V. bears all of the costs of all pre-litigation and out-of-court legal services rendered on its behalf.

Verification

Heating and auxiliary costs bills can be submitted for verification. If the calculations contain errors, a test report points out possible complaints and provides recommendations for the further procedure.

Leases and additional agreements can also be checked and discussed.

Modernisation measures and defects in flats as well as rent rises, notices and other documents related to landlord and tenant law can also be checked and processed by a lawyer.

Conflict counselling

In the event of conflicts with landlords or disputes with neighbours, members can enlist the help of a mediator.

Depending on the circumstances, this counselling can either take the form of confidential one-on-one talks or as chaired conciliation talks within the scope of a mediation.

The association bears the costs of any conflict counselling and mediations carried out on its behalf.

Procedural law protection

The association offers its members the opportunity to take out a defence insurance for procedural law.

Anyone who wishes to cover the cost risk of a lawsuit under landlord and tenant law enjoys procedural law protection for their dwelling through membership in MIET-IN e.V.

This covers all legal and court costs as well as expert's fees up to a maximum amount of € 52,000 with an excess of € 75 (for each insured event).

The insurance cover begins 3 months after admission to MIET-IN e.V. and covers all disputes related to landlord and tenant law that arise after this waiting period.

Search for tenants / new tenants

Anyone looking for a tenant or new tenant can advertise their rental property for free in WOHN-IN.

The only condition is that this is a property in the greater Münster area that can be rented free of commissions.

The landlord or previous tenant can note any restrictions and conditions and determine the duration of the ad.

You do not have to be a member to use this service.

Membership

Membership runs for at least **one year** (= 12 months) and is renewed tacitly and automatically for a further year unless terminated **in writing not later than 3 months** before expiry of the membership year.

Fee structure:

	either	or
	w/o procedural law protection = WOHN-IN	with procedural law protection = MIET-IN incl. WOHN-IN
Admission fee (non-recurrent)	€ 21	€ 21
Annual fee (= for 12 months)	€ 57	€ 79



Legal advice

Members are entitled to legal advice in questions related to landlord and tenant law immediately after admission to the association (= no waiting period!), though only for rental properties that are used as apartments, lie within the Federal Republic of Germany and are the former, current or future residence of the member.

This counselling is either over the phone or personal; appointments are to be made through the association's office! The association decides where the counselling is to take place and who is to perform this.

The association only bears the costs of pre-litigation and out-of-court legal counselling, examinations and any necessary correspondence by lawyers.

Conflict counselling

This counselling is either over the phone or personal; appointments are to be made through the association's office! The association decides where the counselling or mediation is to take place and who is to perform this.

The association bears the costs of the conflict counsellor and - on request – those of a possible mediation.

Verification of the heating and ancillary costs bills

If you would like the association to check your heating/ancillary costs bills, please send us a copy or scan (PDF - b/w, max 300dpi via the membership portal of www.wohn-in.de) of the following documents along with your membership no.:

- All of the billing documents sent by your landlord, the basic lease (all pages please!), if possible the bill for the previous year for the same apartment. Additional information with respect to particularly striking features or suspected errors is also useful.

Help searching for commission-free apartments

There are two ways members can find out about housing offers submitted to the association:

- **Personal inspection in the association's office**
Monday to Friday 9.00 am - 7.00 pm, Saturday 9.00 am - 2.00 pm
(on presentation of the membership card and ID card)
- **Telephone inquiry** (only for offers received over the past two days!)
Monday to Friday 4.00 - 7.00 pm (quoting the membership no.)

Data relating to apartments or tenants may not be passed on to non-members, estate agents or their feeder services! We reserve the right to make (criminal) charges in the event of any infringement!

Data changes / membership card

The association must be informed immediately of changes to your name, address or bank account. Changes to your telephone number or email address should also be announced promptly.

If you find an apartment through WOHN-IN you should also notify the association of this.

The membership card is non-transferable. If lost, the association must be informed immediately. A fee of € 3 will be charged for a new membership card..

Subscriptions / fees

If you are in arrears with your fee

- an arrears fee of € 6 will be levied along with the postal charges incurred,
- the membership rights will be suspended,
- **the insurance protection will be suspended** for the MIET-IN member; **it will expire in the event of gross arrears!**

The full membership fee remains due for payment!

Any expenses incurred by the association for information from the resident's register and charge backs have to be reimbursed.

Termination of membership

Membership **is renewed tacitly and automatically** unless **terminated in writing**. The termination can only be to the end of a membership year. A membership year corresponds to a period of 12 months. The termination must be sent to the association **no later than three months before expiry of the membership year!**

The MIET-IN membership can be terminated separately without terminating the WOHN-IN membership!

However, terminating the WOHN-IN membership automatically terminates the MIET-IN membership too.

Ways to terminate the membership:

- personally (sign a termination form in the office – keep a copy)
- by letter (please enclose return postage for confirmation of receipt or call by phone to confirm receipt)
- by registered letter (keep the advice of delivery)
- by fax with signature in your own hand (keep the fax report)
- by email attachment with scanned signature in your own hand (send setting: with read receipt)

A notice of termination **without a signature in your own hand will not be accepted.**



Membership of MIET-IN includes all of the services offered by WOHN-IN

plus

Procedural law legal protection insurance

Pursuant to § 29 ARB, this insurance covers the judicial safeguarding of legal tenants' interests from rental and lease relationships for one (= registered with the association as the place of residence) self-inhabited residential unit that is not used for commercial purposes.

All costs of lawyers, courts, witnesses and experts incurred within the scope of a legal dispute under landlord and tenant law are covered up to a maximum amount of € 52,000 for each insured case. The excess amounts to € 75 for each insured case.

The procedural insurance cover begins 3 months after admission to MIET-IN and only covers problems or disputes that arise after the three-month waiting period.

The legal protection insurance normally only comes into effect if legal advice has been sought through WOHN-IN before the start of proceedings.

Only WOHN-IN members can become members of MIET-IN! A MIET-IN membership includes a free WOHN-IN membership. WOHN-IN has the power for collection on behalf of MIET-IN.