

Searching for Accommodation

Welcome Summer 2024

First Steps Info Session

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Student Advising and Information Service

Current Housing Situation in Munich

Successfully Searching for Accommodation

Scammers

Flat Viewing

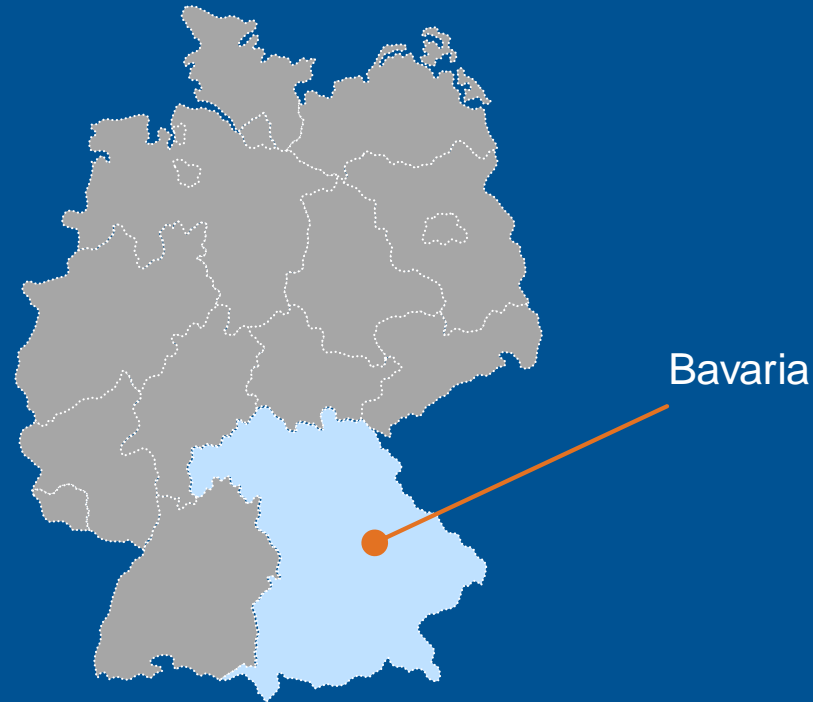
Rental Contract

What Comes Next

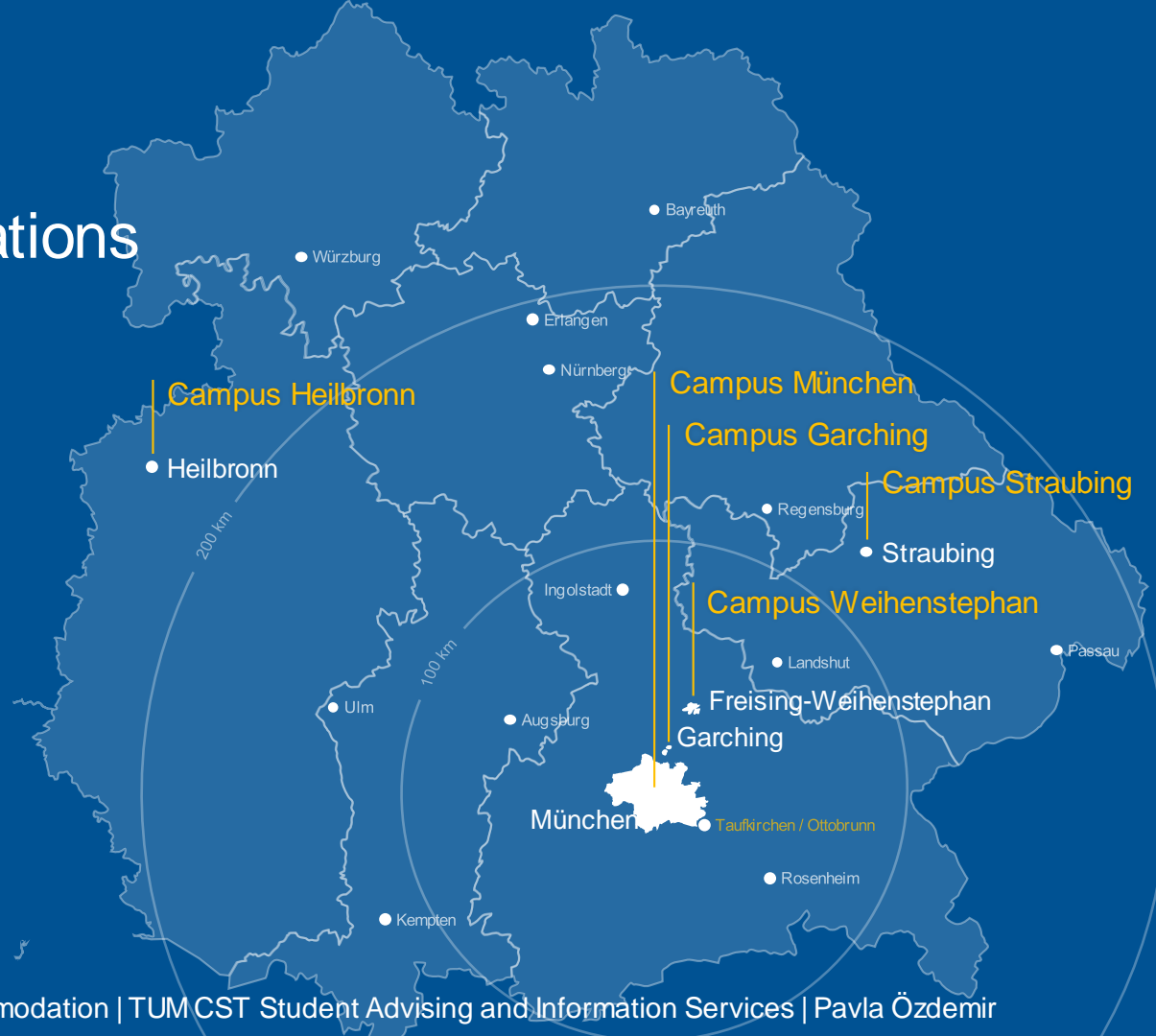
Legal Advisory Service

Your Contacts at TUM

Germany

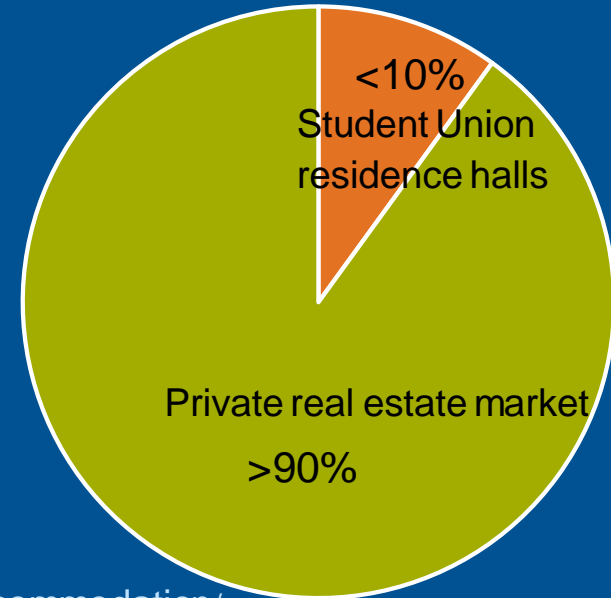


TUM Locations



Current Housing Situation for Students in Munich

The total amount of students in Munich is around 140,000.
However, there are only around 9,000 available places in the residence halls of Munich Student Union.



<https://www.studierendenwerk-muenchen-oberbayern.de/en/accommodation/>

Average Rent in München

- Mietspiegel für München 2024, current price 22,25 €/m² (End of February 2024)
<https://www.wohnungsboerse.net/mietspiegel-Muenchen/2091>
- Further Information (only in German):
 - Information on the official website of city of Munich (only in German):
<https://stadt.muenchen.de/service/info/mietberatung/10271609>
 - Online calculator: <https://2023.mietspiegel-muenchen.de/berechnung.html#/>
 - https://2023.mietspiegel-muenchen.de/broschueren/Mietspiegel_2023_Broschuere.pdf

Before the Search – Set Your Options and Priorities

- Your preferences:
 - Location: district or area (public transportation), shopping possibilities, security
 - Rental price
 - Number of rooms/roommates
 - Landlords or room mates are easy going
 - Your other personal wishes (balcony, flat equipment, apartment storage aso.)

Where to Search

- Munich Student Union residence halls
- Private Accommodation Service of Munich Student Union
- TUM Living (TUM-ID ex. ge23xyz, no commission fee)
- Private residence halls
- Internet (www.wg-gesucht.de, www.heyroom.app, www.wg-suche.de, www.wohnungsboerse.net, www.immowelt.de, www.immobilienscout24.de)
- Local Newspaper (*Süddeutsche Zeitung, Abendzeitung, Münchner Merkur*)
- Personal social network, Blogs, Facebook aso.
- Real estate agencies

Getting in Touch

- First contact via phone/email
- Email: introduce yourself in a friendly way, mention your country of origin, study program, further personal information about yourself, such as your hobbies
- Second step if invited to an interview: resume with photo, confirmation of enrollment, admission letter, financial proof, work contract, scholarship or parents' guarantee or other additional required documents
- „*Schufa-Auskunft*“: evaluates your creditworthiness
- **Goal:** You want to make a good impression, possibly convince the landlady/landlord that you are the ideal tenant, and arrange a viewing
- Example letter of inquiry on the next page

LETTER OF INQUIRY – Example

Dear Mr./Mrs. (To whom it may concern),

My name is _____. I am coming from _____ and _____ years old.

I have read your rental offering on homepage (or newspaper) and I am very interested about it. Is the room/flat still available?

This coming April I will start my Bachelor's/Master's degree program "name of your study program" at Technische Universität München (TUM).

Currently I am looking for a long-term tenancy in/around Munich. I am a non-smoker and have no pets. I am a quiet, honest and fair person. During the leisure time, I like to _____. To know more about me, please see the attached files in this mail.

Attached files are my resume with photo, admission letter issued by TUM, the confirmation of enrollment, and the confirmation about my financial means (promissory warranty of my parents, work contract, confirmation of my scholarship). Furthermore, I have third party liability insurance and health insurance.

I would like to rent the flat (room/ apartment) from April and would like to know, if it is possible to make an appointment to visit the flat (room/ apartment)?

I would appreciate your response very much!

Thank you for your time.

Sincerely yours,

Your full name

Email

Mobile phone number

Scammers – How to Recognize a Scam?

Most scams involve one or more of the following:

- The landlord is absent, often in another country
- Deposit required through Western Union, Money Gram, a money order, shipping or a "guarantee"
- Insistence on communication through a family "lawyer", often one with dodgy credentials
- Interview cancelled or postponed last-minute with different excuses
- The feedback is almost always in English (even if the ad was in German)
- Example of a scam reply on the next page

SCAM REPLY – Example

“However, If you really have interest in the apartment kindly let me have this request below.

-YOUR EXACT ARRIVAL DATE

-YOUR DEPARTURE DATE,

-FULL NAME,

-YOUR CURRENT ADDRESS

-YOUR CURRENT CONTACT PHONE NUMBER

-SCANNED COPY OF YOUR INTERNATIONAL PASSPORT ID,

So that i can quickly instruct our family lawyer to prepare the tenant agreement form for you to be assure that you are dealing with the right person and to see the terms and condition of the contract and if you are okay with the terms and condition then you can proceed with the one month rent and security deposit to my mother in Perugia, Italy via bank account so that the room can be reserve for you till your arrival date because there are a lot of people that also have interest in renting the apartment, but my mother prefer the most serious person who pay her first.

The signed agreement form will be send to you first through attached mail for you to read and understand, after which you will proceed with the payment ,i 'll now send you the original copy through a registered courier to your address for you to sign and bring along with you when moving in. The apartment belongs to my late father and my mother have been managing and maintaining the apartment, but she is presently in Perugia, Italy due to her work, and i also work in a calling center too.”

Scammers – How To Avoid Being Their Victim?

- Insist on meeting landlord/landlady in person
→ follow this one simple rule and you will avoid the vast majority of scammers
- Don't hand over cash or money check/orders
- Never give out financial information
- Do not send your personal ID copies
- TUM is not involved in any private cooperation or transaction and does not handle payments, guarantee transactions, or offer "buyer protection" or "seller certification"

Flat/Room Viewing

- Make sure to come to the arranged viewing in time
- Be polite and engaged
- Prepare the documents above, which you can leave behind after your viewing appointment

After the Viewing

- Make more appointments
- **IMPORTANT: Keep on looking for other possibilities while waiting for feedbacks!**

To Do's While Searching for Accommodation

- Language: learn and increase your German vocabulary
 - Abbreviations: [Glossary of abbreviations](#)
- Be aware of the intercultural differences: different requirements for cleanliness, noise, attitudes etc.
- Apply for more than 5 rental offerings daily

Rental Contract

- Rights and obligations of landlord and tenants
- Essential Points
 - Contracting party (landlord and tenants, name and signature)
 - Contractual object (Exact address, available rooms, size)
 - Contract time (temporary/indefinite period of time) and purpose
 - Deposit (security deposit for reparation etc.)
 - max. 3-months „cold“ rent (rent without heating fee and water)
 - returned 2-9 months after the end of the tenancy

Read contract thoroughly and then sign

Contract should be in German → residence registration and residence permit

You Have Found Accommodation: What To Do Next?

- Registration at Residence Registration Office (Bürgerbüro) at Department of Public Order (KVR) within two weeks after moving in
You will need a Wohnungsgeberbestätigung (confirmation from your landlord)
<https://stadt.muenchen.de/en/info/residence-registration.html>
- Open a bank account
- Health insurance
- Enrollment at university
- Residence permit* (Foreigner's Office)

*If you are not a citizen of EU member states you need a residence permit

Information about residence permit (Aufenthaltserlaubnis) on the portal of the City of Munich:
[Guide for Foreign Students](#)

Legal Advisory Service

Legal Advisory Service of the Student Union

Mr. Gerald Lauber

Tuesday: 10:00 – 13:00

Wednesday & Thursday: 15:00 – 18:00

exclusively by phone +49 151 25734975

<https://www.studierendenwerk-muenchen-oberbayern.de/en/advisory-network/legal-advisory-service>

Free Rental Advising at the City of Munich

<https://www.muenchen.de/int/en/living/house-hunting.html>

<https://stadt.muenchen.de/service/info/mietberatung/1074551/>

Mieterverein München e.V. (Tenant Association)

www.mieterverein-muenchen.de/englische-informationen/

Contact and Advising Service at TUM

Check our webpage with information about searching for accommodation:

<https://www.tum.de/en/studies/during-your-studies/living-and-working/accommodations>

Full-time degree-seeking students (Bachelor and Master)

- Campus Munich, Garching and Freising

tumliving@tum.de

<https://www.tum.de/en/studies/during-your-studies/living-and-working/accommodations>

- Campus Straubing

<https://www.cs.tum.de/prospective-students/housing/?lang=en>

studieren.straubing@tum.de

- Campus Heilbronn

<https://www.chn.tum.de/de/campus/student-services>

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