

Searching for Accommodation

Fit for TUM

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Pavla Özdemir

Technische Universität München

TUM Center for Study and Teaching

Student Advising and Information Service

Current Housing Situation in Munich

Successfully Searching for Accommodation

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Flat Viewing

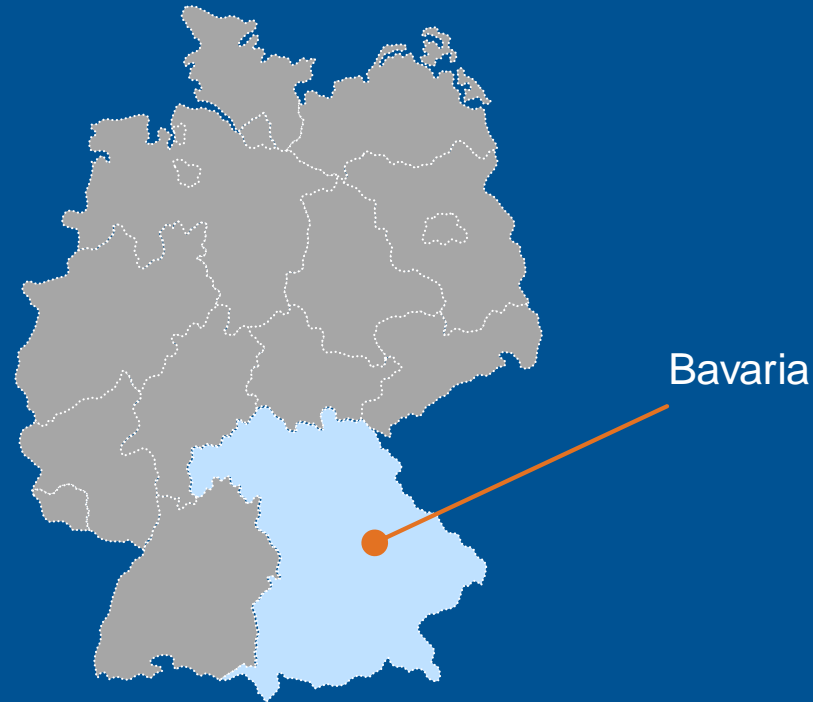
Rental Contract

What Comes Next

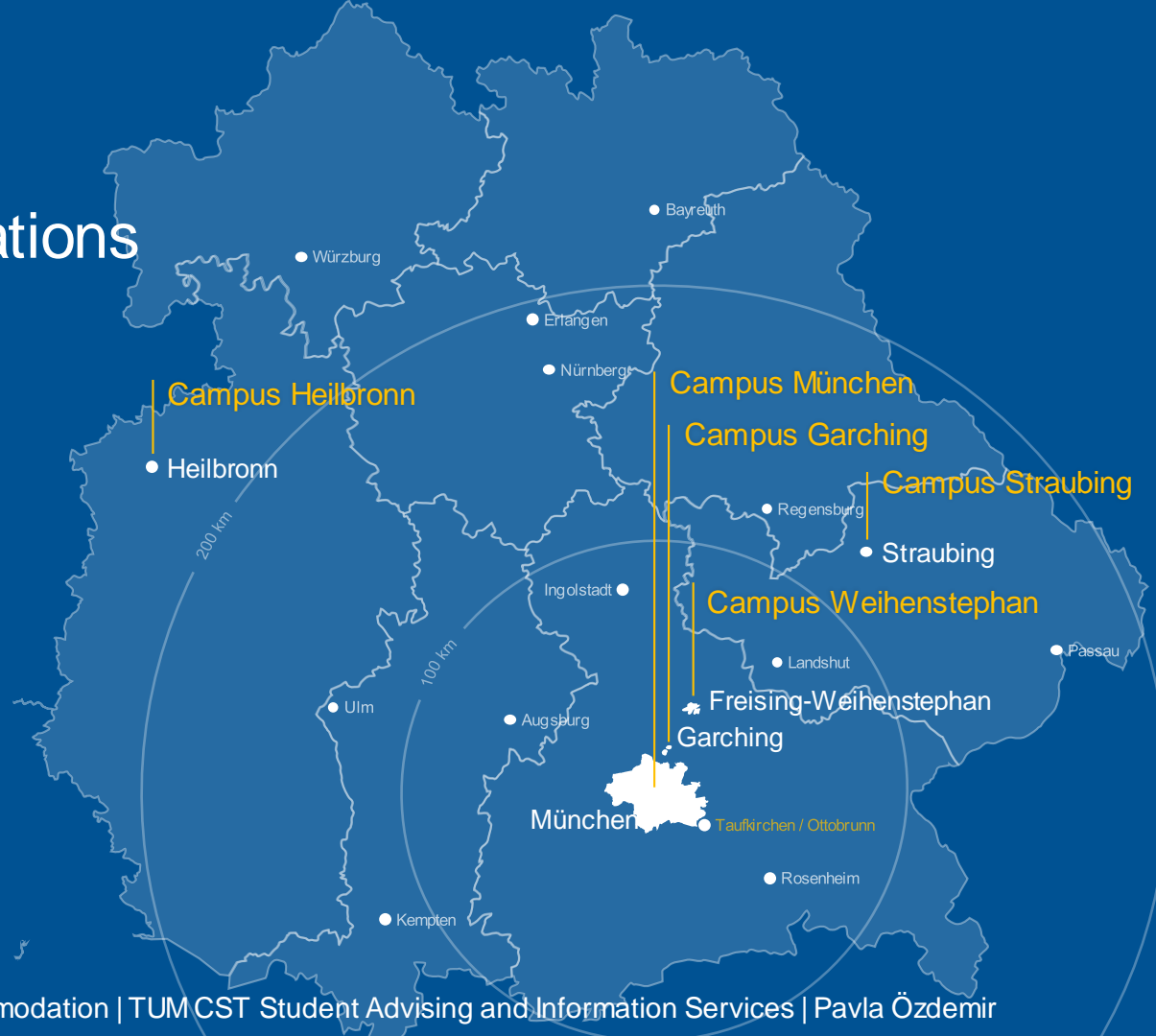
Legal Advisory Service

Your Contacts at TUM

Germany



TUM Locations

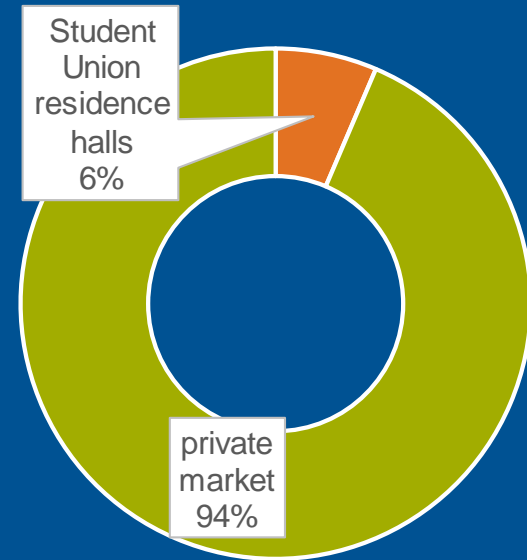


Current Housing Situation for Students in Munich

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.

TUM does not own or run any halls of residence!



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

Before the Search – Plan Ahead

- Consider your preferences and limits (location, type of accommodation, price)
- Book temporary accommodation before arriving (youth hostel, airbnb)
- Make sure to plan sufficient time for the search
→ ideally at the campus location before the semester/lectures begin
- Be ready to make compromise (commute, higher price at the beginning, sharing flat)



Cold vs. Warm Rent



- *Kaltmiete* („Cold rent“)
basic rent for the room/apartment/house

- *Warmmiete* (“Warmrent”)
rent + additional cost (*Nebenkosten*)
(water supply & disposal, trash and recycling pick-up, cleaning service
(house and street), heating

- + Additional costs: electricity, Internet and TV

+ DEPOSIT (Kaution) ~ up to 3times cold rent

- Abbreviations: [Glossary of abbreviations](#)

Average Rent in München

- Mietspiegel für München 2024 (rent prices):
<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

Where to Search

- Residence halls (long waiting times!) and 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
- Bulletin boards at the university, mensa, supermarket, street light poles at/around your campus

Getting in Touch



- **First contact** via phone/email
- Email: introduce yourself, mention your country of origin, study program, further personal information
- If invited to an interview, prepare a CV with photo, admission letter / confirmation of enrollment, financial proof (work contract, scholarship or parents' guarantee) or other additional required documents
- Nice-to-have „*Schufa-Auskunft*“: evaluates your creditworthiness (only possible if you have lived in Germany)
- **Goal:** You want to make a good impression, possibly convince the landlady/landlord that you are the ideal tenant, and arrange a viewing

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"
- Interview cancelled or postponed last-minute with different excuses
- The feedback is almost always in English (even if the ad was in German)

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, 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



- Be at (close to) the campus location
- Spread the word
- Be active: apply to many ads per day
- Make sure to check the ads at various times during the day (you need to be fast)
- Check your emails frequently (also spam folder) and make sure to react quickly
- Language: learn and increase your German vocabulary
- Be aware of the intercultural differences: different requirements for cleanliness, noise, attitudes etc.
- Do not get frustrated and be **patient**
- Nice to have: Haftpflichtversicherung (liability insurance)

Rental Contract

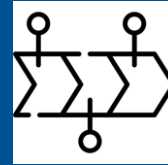


- Legally binding
- Rights and obligations of landlord and tenants
- Essential Points
 - Name and signature of both landlord and tenant
 - Exact address, available rooms, size of the room/apartment/house
 - Start (and ending) date of contract, notice period
 - Rent, additional costs, deposit and deadlines for payment
 - Refundable deposit (in case of damage): up to 3-months „cold“ rent
returned 2-9 months after the end of the tenancy

Read contract thoroughly and then sign

Contract in German → residence registration (and residence permit if applicable)

Accommodation Arranged: What To Do Next?



- Registration at Residence Registration Office (Bürgerbüro) at Department of Public Order (KVR) 2 weeks after moving in -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

chn.tum.de/campus/student-services

E-Mail: servicepoint@chn.tum.de

Telefon: [+49 7131 26418 699](tel:+49713126418699)

Useful Websites



What are the next steps after you have signed the rental contract:

<https://jiz-muenchen.de/de/aktuelles/mietvertrag-unterschrieben-und-jetzt/> (website in German)

Deutschland Ticket (info on TUM Webpage):

<https://www.tum.de/en/studies/semester-ticket/faq-zum-deutschlandticket>

German Railway Website – Searching for public transport connections (between but also within cities)

<https://int.bahn.de/en>

Advertisement Portal (e.g. for furniture, flat/room equipment)

<https://www.kleinanzeigen.de/>

Study in Germany (various basic information about e.g. health care, bank accounts, student jobs)

<https://www.study-in-germany.de/en/>

Your Feedback is Appreciated

- After you find accommodation and move in – please email to tumliving@tum.de
- Feedback about your search:
 - How much time you needed
 - How/where you searched and what worked for you
 - Location, price, type of accommodation
- If you are moving from your current place later on (exchange semester, internship, leaving Munich)
→ advertise in TUM Living and help other TUM students
- THANK YOU!

Thank you for your attention!
GOOD LUCK WITH YOUR SEARCH