

Searching for Accommodation

TUM Master's Days

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Current Housing Situation in Munich

Successfully Searching for Accommodation

Scammers

Flat Viewing

Rental Contract

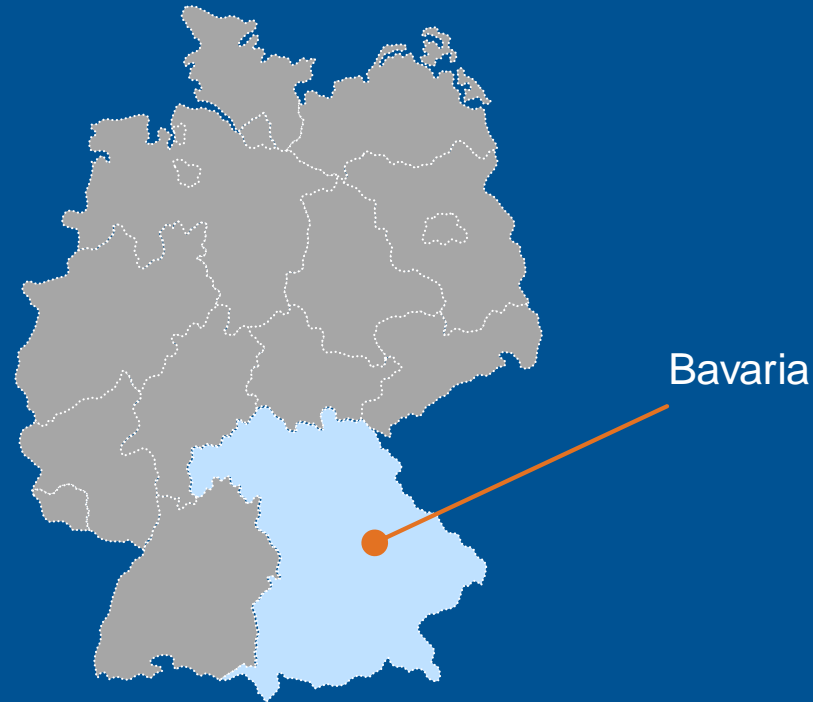
What Comes Next

Legal Advisory Service

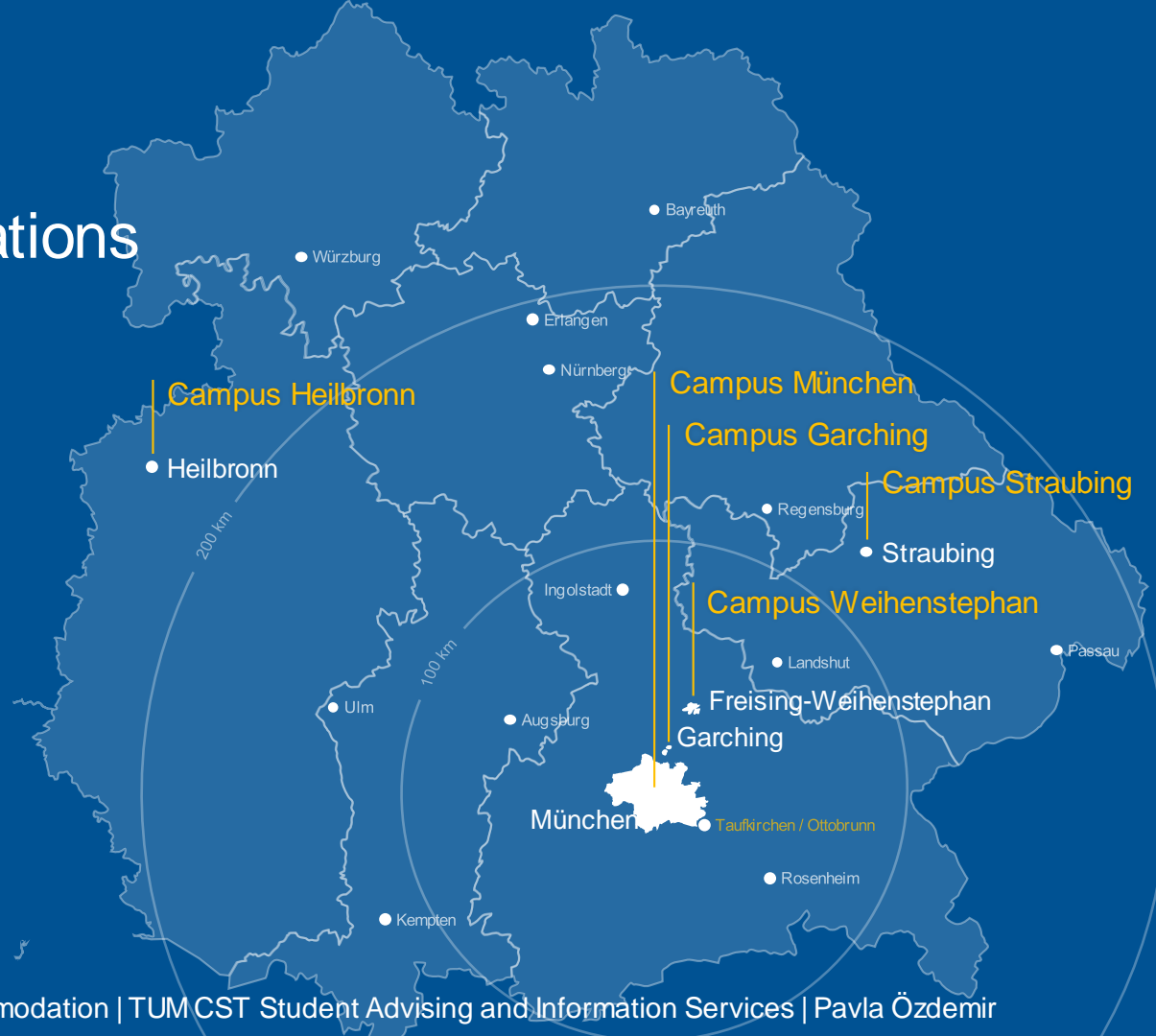
Your Contacts at TUM

Student's Experience: Tamar (greater Munich area/Freising)

Germany



TUM Locations

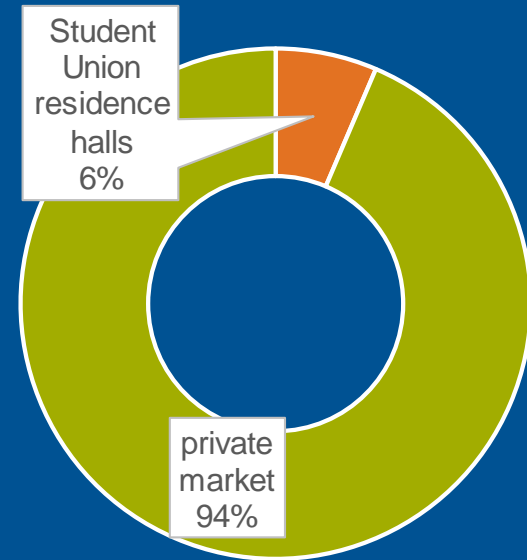


Current Housing Situation for Students in Munich

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!

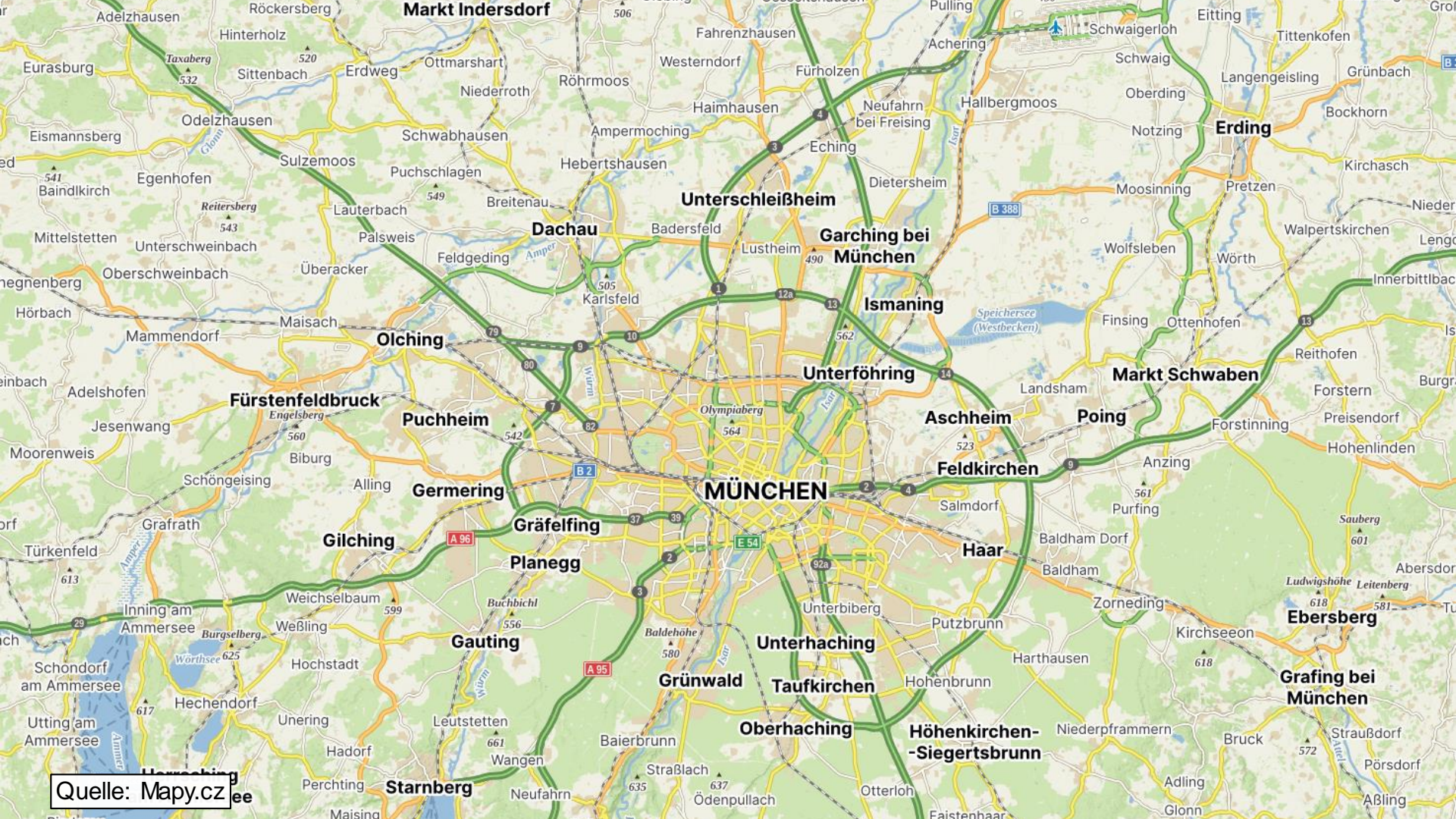


<https://www.studierendenwerk-muenchen-oberbayern.de/en/accommodation/>

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
→ be at the campus location before the semester/lectures begin
- Be ready to make compromise (commute, higher price at the beginning, sharing flat)





Quelle: Mapy.cz

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](#)

Where to Search

- [TUM Living](#) (TUM-ID ex. ge23xyz, no commission fee)
- [Residence halls](#) and [Private Accommodation Service](#) of Munich Student Union
- [Private residence halls](#)
- Internet: www.wg-gesucht.de, <https://www.immobilienscout24.de>, www.wohnungsboerse.net, www.immowelt.de, www.heyroom.app, flatsforfriendz
- Local Newspaper (e.g. *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, express your interest and state your personal situation
- Goal: you want to make a good impression, convince the landlady/landlord that you are the ideal tenant, and arrange a viewing

- 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

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
→ you can avoid the vast majority of scammers by following this rule
- Don't hand over cash or money check/orders
- Do not send copies of your personal ID unless you are certain it is safe to do so
- TUM does not handle private transactions or offer buyer/seller protections

To Do's While Searching for Accommodation



- Spread the word
- Be at the campus location and be active
- Check the ads at various times of the day
- Check your emails frequently (also spam) and make sure to react quickly
- Language: learn and increase your German vocabulary
- Be aware of the intercultural/personal differences
- Be patient and do not get frustrated
- Nice to have: *Haftpflichtversicherung* (liability insurance), *SCHUFA-Auskunft* (only if you have lived in Germany)

Flat/Room Viewing



- Make sure to come 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 searching while waiting for feedbacks!**

Rental Contract

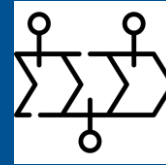


- Legally binding
- Rights and obligations of landlord and tenants
- Essential Points
 - Name and signature of both landlord and tenant
 - Exact address, available rooms, size of the room/apartment/house
 - Start (and ending) date of contract, notice period
 - Rent, additional costs, deposit and deadlines 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 → for your residence registration (and residence permit if applicable)

Accommodation Arranged: What To Do Next?



- Registration at the Citizens' Office (Bürgerbüro) at KVR (Department of Public Order) within 2 weeks after moving in
- You will need a *Wohnungsgeberbestätigung* (confirmation from the property owner)
<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/EEA 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 Munich Student Union

Mr. Gerald Lauber
exclusively by phone



Free Rental Advising at the City of Munich

Mieterverein München e.V. (Tenant Association)

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/en/tumcs/straubing/housing>

- 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/> (website in German)

Check24 (German online platform for compare prices and services)

<https://www.check24.de/>

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

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

We Appreciate Your Support to Improve Our Services

After you find accommodation and settle down

Tell us about your accommodation search experience

- For how long and where you searched
- Location, price, and type of accommodation



Your feedback via email to tumliving@tum.de is for internal purposes only and will remain anonymous

If you move out of your apartment later on (exchange semester, internship, leaving the campus)

TUM Living

- Advertise in [TUM Living](#) and help other TUM students to find a place to stay
- Tell others about the TUM Living portal

Thank you!

Thank you for your attention!
GOOD LUCK WITH YOUR SEARCH