

Accommodation in Munich

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Technische Universität München

Student Advising and Prospective Students Programs

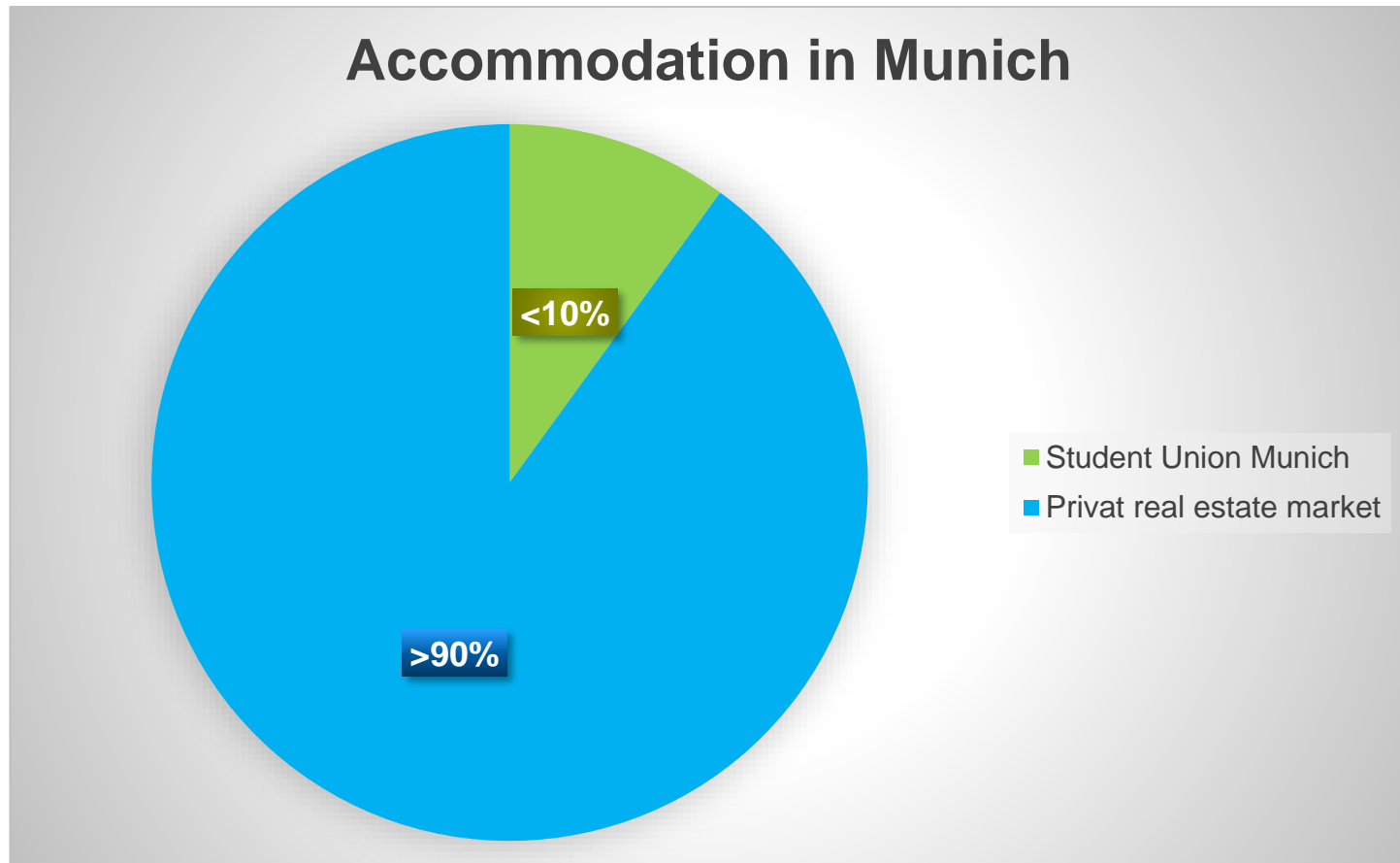
Munich, October 2nd 2019 at 6 pm



What to Know about Housing in Munich

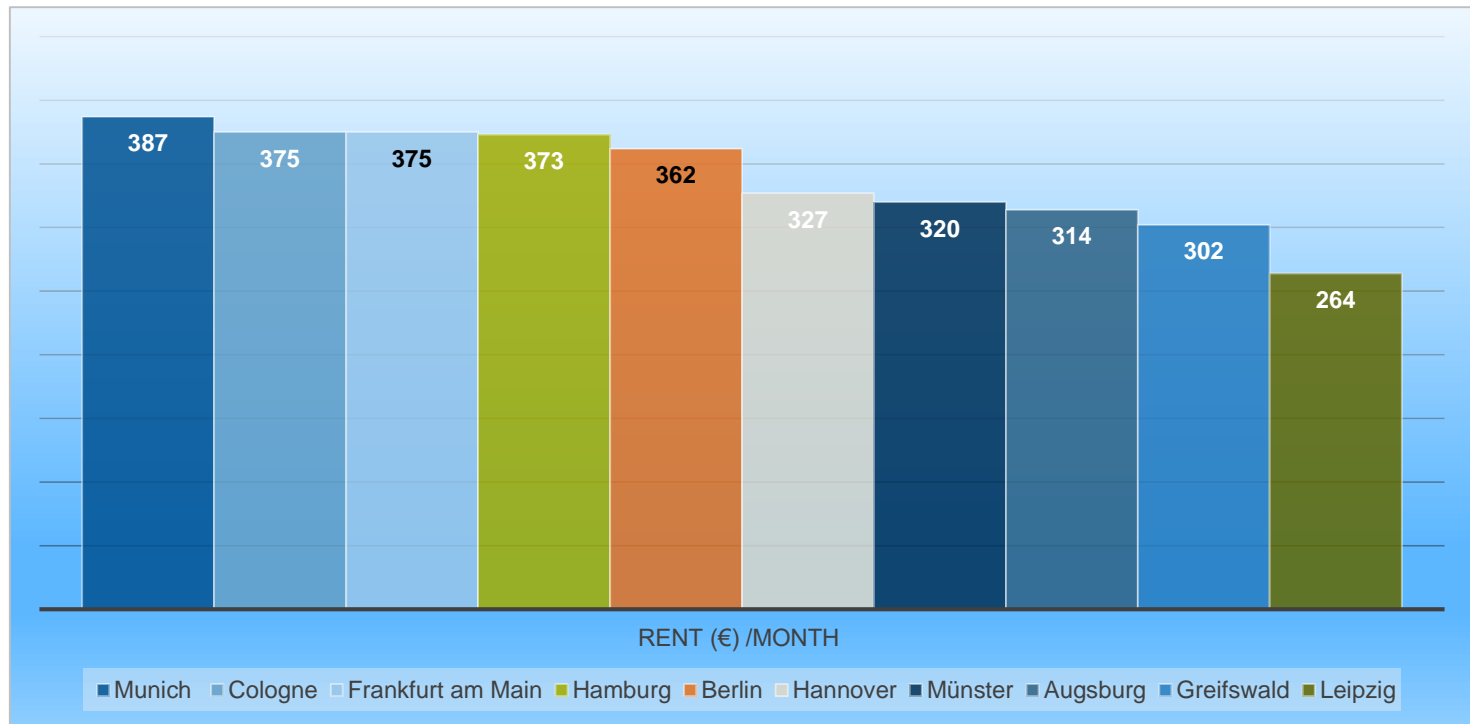
1. **The Current Real Estate Market for Students in Munich**
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Current Real Estate Market for Students in Munich



The total amount of students in Munich is around 120,000, however the available dormitories of Student Union Munich are only around 11,000.

Comparison the Average Cost of Student Dorms monthly in German Cities



Ref.

1. Die wirtschaftliche und soziale Lage der Studierenden in Deutschland 2016

(https://www.studentenwerke.de/sites/default/files/se21_zusammenfassung_hauptbericht.pdf)

The Strategy for Looking Accommodation Successfully!

Your Wishes

- Location, district or area (public transportation), shopping possibilities
- Rent (price)
- Security
- Landlords or room mates are easy going.
- Your other personal wishes (Finanzen, furnitures,)

Where can I look for rental offerings?

- [Student Union Munich](#) (online registration with admission letter and under 30)
- Private dormitories
- Internet, Newspaper
- [TUM-accommodation lists](#) (TUM username and password, No commission fee.)
- Personal sociale network
- Blogs or Facebook
- Real Estate Agencies

Application and Make an Appointment

Application for a room / a flat

→ First contact : phone call or email

What should the application conclude?

→ Introduction (about your origin of country, study program, yourself and your hobby)

→ Attached files: resume with photo, confirmation of enrollment, admission letter, financial proof, work contract, scholarship and so on

Goal: to give a good impression to be an ideal tenant!

Make an Appointment for Interview

→ Definitely to meet landlord/ landlady/ agencies in person

→ Prepare Documents above, which you can leave behind after your viewing appointment

→ Make more appointments!

→ Keep on looking for other possibilities at same time, while waiting for feedbacks!

Example letter for Inquiry

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. I would like to know, is it still available?

This coming October I will start my Bachelor/ Master Study with major "name of your study program" at Technische Universität München (TUM).

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

Attached files are my resume with photo, confirmation of enrollment, admission letter issued by TUM and confirmation of enrollment, 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) upon September (June) 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
Sincerely yours

Your name
Email
cell phone

Conclude a Contract

- **Righteousness and Obligation of landlord and tenants** both will be described in the contract.

- **Essential Points**
 - Contracting Party (**landlord and tenants**, name und signature)
 - Contractual Object (Adresse, house number, the size)
 - Limited time or open time

- **Deposit**
 - Security deposit (Reparatrion etc.)
 - max. three months net rent (rent without heating fee and water)
 - 2-9 Months after finish the tenancy

- **Read contract throughouly, carefully and then sign.**
 - Contract should be **in German** → residence registration and visa extention

Recognizing scams

Most scams involve one or more of the following:

- The landlord is absent and often in another country
- Ask for deposit through Western Union, Money Gram, a money order, shipping or a "guarantee".
- An insistence on communicating via a foreign and family 'lawyer', often one with dodgy credentials.
- An Interview will be cancelled or refused shortly with different excuses
- The feedback is always English (even the ad. was in German).

What should you have to do?

- **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** taking possession of the goods/gaining access to an apartment! if so, it should be written also in the contract.
- **The TUM is not involved in any private cooperation or transaction** and does not handle payments, guarantee transactions, or offer "buyer protection" or "seller certification".
- **Never give out financial information**

e.x. Feedback from scams (EN)

"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."

e.x. Feedback from scams (DE)

Guten Tag,

vielen Dank für deine Anfrage! Ja wir suchen noch einen Mieter, aber wir werden aktuell von Anfragen überrannt, sodass wir erstmal die Bewerber selektieren möchten. Anschließend könnte man sich telefonisch über die Wohnung austauschen und einen Termin ausmachen.

Da wir nur an Studenten unsere günstigen Wohnungen vermieten und leider immer wieder Arbeiter oder Beamte versuchen dieses Angebot auszunutzen, bräuchte ich folgende Unterlagen von Ihnen:

- Personalausweis Kopie Vorder/Rückseite
- Studienbescheinigung
- Informationen über Einkommensquellen- ggf. Nachweise
- voraussichtliche Miet- und Studiendauer mit Leistungsnachweisen falls vorhanden

Schicken Sie mir die Daten in hoher Auflösung bitte zu mit Ihrer Telefonnummer. Ich werde Sie dann schnellstmöglich telefonisch kontaktieren.

Mit freundlichen Grüßen

To Do's while looking for accommodation:

- **Language** : learn and improve your German
- **Abbreviation**: [bilingual glossary](#)
- **Intercultural differences**: different requirements for cleanness, party, noise, attitudes. etc.
- **apply for more than 5 rental offerings daily**
- **Be punctual and engaged**

You found out your home in Munich! what is the next step?

Registration at the city and residents permit

→ **Registration** (Residence Registration Office, Bürgerbüro bei KVR) (**within two weeks** after moving in your new home)

https://www.muenchen.de/rathaus/home_en/Department-of-Public-Order/Foreigners-Office/student-visa-residence/new-students.html

Wohnungsgeberbestätigung(confirmation of flat given)

→ **Open a bank account (blocked savings account should be activate)**

→ **Health insurance, enrollment at university**

→ **Residence permit** (Department of Public Order, Landtragsamt)

If you are not citizens of European Union (EU) / non European Economic Area (EWR) member states: you need Residence Permit

https://www.muenchen.de/rathaus/home_en/Department-of-Public-Order/Foreigners-Office/student-visa-residence/visa-for-academic-studies.html

Legal Advice Service

Studentenwerk München (Student Union Munich)

Rechtsberatungsstellen in München und Weihenstephan

Alte Mensa, Helene-Mayer-Ring 9 (Beratungszentrum)

Mr. Gerald Lauber

Entrance **h**, 2. Floor, Room h10

Subway: U3 - Olympiazentrum

opening time :	Tuesday	10.00 am - 1.00 pm
	Wednesday and Thursday	3.00 pm - 6.00 pm

<http://www.studentenwerk-muenchen.de/beratungsnetzwerk/rechtsberatung/>

Mieterverein München e.V.

www.mieterverein-muenchen.de

Jugendinformationszentrum (JIZ)

www.jiz-muenchen.de

Contact und Advicing at TUM

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

TUM Housing Search Assistance

Tel. +49.89.289.22687

supportwohnen@zv.tum.de

Service Desk/ Raum 0140/ Arcisstr. 21

Personal advicing (registration is required):

Monday 9 am - 12 pm

Campus Heilbronn

Frau Adelheid Schäfer-Terino

Tel.: +49 7131 645636-43

adelheid.schaefer-terino@tumheilbronn-ggmbh.de

Die TUM Campus Heilbronn gGmbH

Bildungscampus 2

74076 Heilbronn

Contakt at TUM

Exchange students

International Center (IC)

Tel. +49.89.289.25024

incoming_help@zv.tum.de

Raum 0196 / Arcisstr. 21

International visiting scientists and professors

Stabsstelle Chancengleichheit

Doris Halm

Tel. +49.89.289.25445

accommodation@zv.tum.de

International doctoral candidates

TUM Graduate School

Tel.: +49 89 289 10603

welcomeoffice@gs.tum.de