Accommodation in Munich

Speaker: Chiu-Li Tseng

Technische Universität München

Student Advising and Prospective Students Programs

Munich, September 11st 2018
## Programm Flow

<table>
<thead>
<tr>
<th>Time</th>
<th>Session Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>14:05</td>
<td>Introduction about accommodation assistance services at TUM</td>
</tr>
<tr>
<td>14:20</td>
<td>Housing in Munich</td>
</tr>
</tbody>
</table>
| 15:00-16.00| 1. Visa  
             2. Discussion                                    |
Finding accommodation assistance services at TUM

Chiu-Li Tseng  
*Student Service Zentrum (SSZ)*  
All full-time degree-seeking students (Bachelor and Master)

Anna Kondratskaya  
*International Center (IC)*  
*Welcome Center for Exchange Students*  
All Exchange students

Doris Halm  
*Welcome Center: Accommodation Service*  
International visiting scientists/professors/postdocs
Housing in Munich - How to do?

The current reports
Your Wishes
The Sources of Rental Offerings
Here we go
Application and Make an Appointment
Example Letter for Inquiry
Conclude a Contract

Recognize Scams and avoiding scams
Share your experience
Discussion: language and intercultural differences
For students entering Germany first time
Confirmation of Landlord to Residence Registration Office
(Wohnungsgeberbestätigung)
Legal Advice Service
Contact and Advice at TUM
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.
Some Currents Report

Comparison the average rent of private student dorms per month in germany cities

Ref.
1. Mietausgabe: the cost of the rent.
2. Süddeutsche Zeitung 02.07.2017
3. Die wirtschaftliche und soziale Lage der Studierenden in Deutschland 2016 (https://www.studentenwerke.de/sites/default/files/se21_zusammenfassung_hauptbericht.pdf)
4. Nowadays 1 – shared flat room costs around 650 Euro
The Monthly Cost (€) in Average

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>47€</td>
</tr>
<tr>
<td>Health Insurance</td>
<td>23€</td>
</tr>
<tr>
<td>Transportation</td>
<td>21€</td>
</tr>
<tr>
<td>Food</td>
<td>12€</td>
</tr>
</tbody>
</table>

Ref.
1. Süddeutsche Zeitung 02.07.2017
2. Die wirtschaftliche und soziale Lage der Studierenden in Deutschland 2016
   (https://www.studentenwerke.de/sites/default/files/se21_zusammenfassung_hauptbericht.pdf)
Here We Go!

Your Wishes
→ District or area (public transportation)
→ Your other personal wishes (Finanzen, furnitures, ....)
→ Shopping possibilities.
→ Security
→ Landlords or room mates are easy going.

The Sources of Offerings
→ Student Union Munich (online registration with admission letter and under 30 year´s old)
→ 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

→ **First contact** (phone call or email)
→ **introduce yourself briefly and well**!(origin, study program, about yourself and 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

Make an Appointment **definitely !!! (No Appointment, No way!)**

→ Definitely to see landlord/landlady/agencies in person
→ **Prepare Documents above**, which you can leave behind after your viewing appointment
→ landlord/landlady/agencies decides/choose their tenants
→ 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)
- 2-9 Months after finish the tenancy

→ Read contract throughouly, carefully and then sign.
- Contract should be in German → residence registration and visa extention
- Wohnungsgeberbestätigung (confirmation of flat given)
Recognizing scams

Most scams involve one or more of the following:

→ An inquiry from someone far away, often in another country
→ Any suggestion of using Western Union, Money Gram, a money order, shipping or a "guarantee".
→ An inability or refusal to meet face-to-face before consummating transaction.
→ An insistence on communicating via a foreign 'lawyer', often one with dodgy credentials.
Avoiding scams

You can sidestep would-be scammers by following these common-sense rules:

→ **INSIST ON MEETING LANDLORD/LANDLADY IN PERSON** - follow this one simple rule and you will avoid the vast majority of scammers.

→ **NEVER WIRE FUNDS VIA WESTERN UNION, MONEYGRAM** or any other wire service - anyone who asks you to do so is a scammer.

→ **DO NOT HAND OVER CASH/MONEY ORDERS** before 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** (bank account number, social security number, eBay/PayPal info, etc.)
"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."
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, brauchte 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
Some advices:

→ Language
   Landlord can’t speak English or Tenats no German
   Hints: bilingual glossary

→ Intercultural differences
   Habits: different requirements for cleanness, party, noise, …..
   Attitudes:

→ Suggestions Learn and improve your German
For Students Entering Germany First Time

Very very first step: Looking and find out your accommodation

→ Registration (Residence Registration Office, Bürgerbüro bei KVR)
→ Open a bank account (savings account activate)
→ Health insurance, enrollment at university
→ Residence permit (Department of Public Order, Landtragsamt)

Registration:
- After arriving in Germany, you must register your residential address (street, apartment, landlord) at the residence registration office (Bürgerbüro) within two weeks.
- Wohnungsgeberbestätigung

Department of Public Order

Visa


Landeshauptstadt München (Department of Public Order)
Kreisverwaltungsreferat (KVR)
Hauptabteilung II Einwohnerwesen Ausländerangelegenheiten
Ruppertstr. 19
80466 München
(U3/U6 - Poccisstr.)

Opening time: Wednesday is only with appointment possible!
Monday 7.30 am– 12 pm
Tuesday 8.30 am– 12 am and 2 pm – 6 pm
Wednesday 7.30 am - 12 pm
Thursday 8.30 am – 3 pm
Friday 7.30 am – 12 pm
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
Haltestelle U3 - Olympiazentrum
openning time : Tuesday 10.00 am - 1.00 pm
Tuesday 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

- Radio fee
- Third party liability insurance
- High penalties for downloading data illegally like films or from illegal platforms webpage.
Contakt und Advising 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 advising (registration is required):
Tuesday 2 pm -4 pm

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
Thank you for your attentions!

Any questions?