

Searching for Accommodation

Welcome Winter 2023/24
First Steps Info Session

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Student Advising and Study Information



Programm

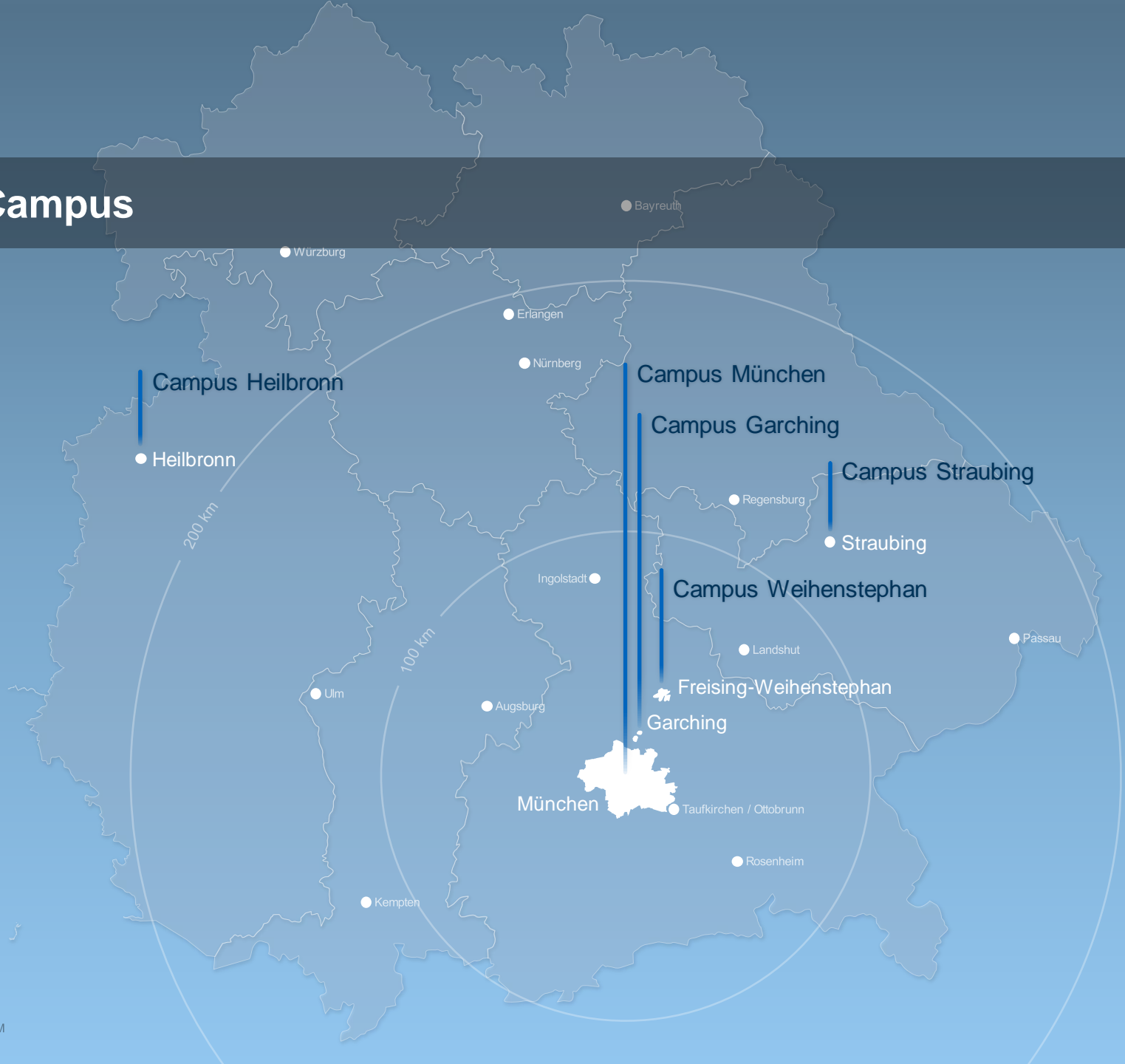
- 13:00 – 13:30
- 13:30 – 13:40
- 13:40 – 14:00

Presentation

Housing Experience of a TUM Student

Answering Your Questions

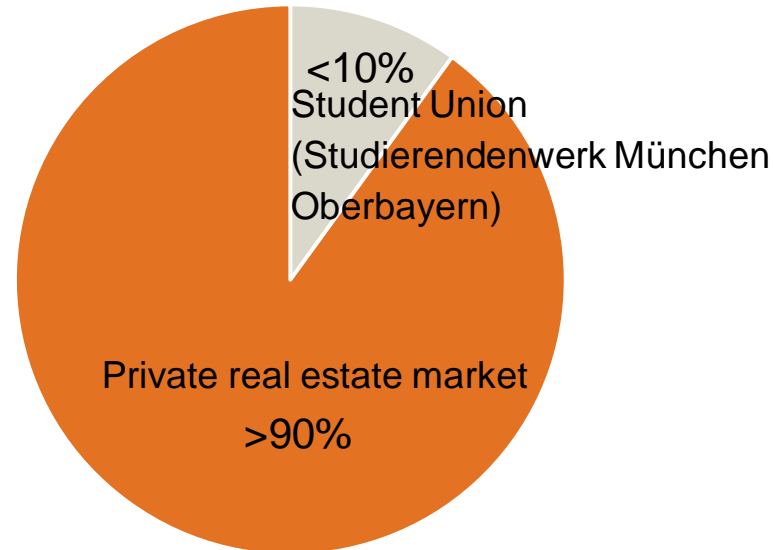




Useful Information about Accommodation

- Current housing situation for students in Munich
- Successful search for accommodation
 - What are your options
 - How to get in touch and arrange a viewing
 - Rental contract
 - Beware of scammers!
 - To do's while looking for accommodation
- You found a place to stay in Munich – what should you do next?
 - Registration at the municipality and residence permit
- Legal advisory service
- Contacts at TUM

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 dormitories of Munich Student Union.

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

Average Rent in München

- Mietspiegel für München 2023, current price 21,81€/m² (End of July 2023)
<https://www.wohnungsboerse.net/mietspiegel-Muenchen/2091>
- **Further Info** (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

Successful Search for Accommodation

Your Wishes

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

Where can I look for rental offerings?

- [Munich Student Union](#) residence halls
- [Private Accomodation Service of Munich Student Union](#)
- [TUM Living](#) (TUM-ID ex. **ge23xyz**, no commission fee)
- [Private student halls of residence](#)
- 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 and Arranging a Viewing

Application for a room/flat

- **First contact** via phone/email
- Email: introduce yourself in a friendly way, mention your country of origin, study programm, further personal information about yourself, your hobbies aso.)
- 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 and convince the landlady/landlord that you are the ideal tenant!

Arrange a Viewing

- Make sure to come to the arranged viewing and bring the required documents with you
- Prepare Documents above, which you can leave behind after your viewing appointment
- → Make more appointments!
- → **IMPORTANT: Keep on looking for other possibilities 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. Is the room/flat 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-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) upon October 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

Rental Contract

→ **Rights and obligations of landlord and tenants** both will be described in the contract.

→ **Essential Points**

- Contracting Party (**landlord and tenants**, name and signature)
- Contractual Object (Adresse, house number, available rooms, size)
- Contract time (temporary/indefinite period of time)
- Purpose

→ **Deposit**

- Security deposit (Reparation etc.)
- Max. deposit = 3-months „cold“ rent (rent without heating fee and water)
- Returned 2-9 months after the end of the tenancy

→ **Read contract thoroughly, carefully and then sign**

- Contract should be **in German** → residence registration and visa extension

Recognizing Scam

Most scams involve one or more of the following:

- The landlord is absent, often in another country
- They ask you for deposit through Western Union, Money Gram, a money order, shipping or a "guarantee"
- Insistence on communicating via a family "lawyer", often one with dodgy credentials
- Interview cancelled or postponed last-minute with different excuses
- The feedback is almost always English (even the ad was in German).

What should you 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**
- **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"

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 Searching for Accommodation

- **Language:** learn and increase your German vocabulary
- **Abbreviations:** [bilingual glossary](#)
- **Intercultural differences:** different requirements for cleanliness, party, noise, attitudes etc.
- **Apply for more than 5 rental offerings daily**

During the visiting:

- **Be punctual and engaged**

You 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:

<https://stadt.muenchen.de/en/info/new-foreign-students.html>

Legal Advisory Service

Legal Advisory Service of the Student Union

Mr. Gerald Lauber

Tuesday: 10:00 am - 1:00 pm

Wednesday & Thursday: 3:00 pm - 6:00 pm

exclusively by phone +49 151 25734975

<https://www.studentenwerk-muenchen.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

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

Contact and Advising Service at TUM

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

- **Campus Munich, Garching and Freising**
tumliving@tum.de
Housing advising service via email
- **Campus Straubing**
<https://www.cs.tum.de/prospective-students/housing/?lang=en>
studieren.straubing@tum.de
- **Campus Heilbronn**
Service Point (Am Bildungscampus 9 D-74076 Heilbronn)
<https://www.mgt.tum.de/campuses/heilbronn/living-in-heilbronn>
Tel. +49 7131 26418 699
Servicepoint@chn.tum.de