

HOCHSCHULE MÜNCHEN
UNIVERSITY OF APPLIED SCIENCES

FINDING ACCOMMODATION IN MUNICH

A Guide for International Exchange Students

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Rental Market in Munich

Founded in 1971, Hochschule München University of Applied Sciences is the largest University of Applied Sciences in the State of Bavaria with about 18,000 students in total. It is also one of the largest universities of its kind in Germany offering over 80 degree programmes in the areas of Engineering, Business Administration, Tourism, Social Sciences and Design.

Hochschule München (HM) does not operate a student residence hall. **Most public residence halls are managed by the Munich Student Union (Studentenwerk München).** Every semester, we are offered a limited contingent of rooms (so called »service-package-rooms« for international students participating in an exchange programme, e. g. Erasmus+) by the Student Union (<http://www.studenten-werk-muenchen.de/en/international/the-service-package-for-international-exchange-students/>).

However, given the limited number of rooms we can only provide 30–50 % of our incoming exchange students with a place in a residence hall. To allocate the rooms fairly, we are organising a housing raffle amongst those exchange students that have applied for a room. You will hear from us in July (for the winter semester) or January (for the summer semester) if you have won a room in our raffle or not. If you do not receive a room in a public residence hall, you should consider applying for a room on the private rental market, in a church-run or a privately-run student residence hall (for application requirements and addresses, see list below).

Finding a place to live in Munich can be a difficult task which takes a lot of perseverance. But don't lose your patience. In the end, all our exchange students have successfully found a place to stay so far.

Congratulations, you have decided to spend a semester or more in one of the most beautiful and liveable cities in Germany. Munich and its »Umland« is one of Germany's strongest economic centres. This makes the capital of Bavaria a magnet for many job seekers. Additionally, there are about 100,000 students living in Munich. Especially single apartments are scarce and waiting lists for student residence halls long. **Rental rates in Munich are among the highest in Germany.** The average price per square meter runs between 11 and 15 €. In preferred inner-city areas such as Schwabing and Haidhausen, prices go up to 20 € per square meter or more. Rentals in peripheral districts as well as in the Munich metropolitan area, including Neufahrn and Taufkirchen, are more reasonably priced. Munich's wide-ranging public transportation system makes these easy to reach. Therefore, do not only concentrate on the city centre but also on those districts located within the suburban rail network.

Please keep in mind that fully furnished single apartments often are the most expensive (500– 2,000 €), whereas a single room in a shared apartment is considerably cheaper. The majority of local students rely on private accommodation (since it is difficult to get a room in a student residence hall): options include apartment sharing (Wohngemeinschaften = WGs), sublet rooms approx. 400–600 € or single apartments (approx. 400 - 1,500 €).



Rental rates in Munich are among the highest in Germany

Where to Start?

You will find useful **real estate ads** in these regional newspapers: Süddeutsche Zeitung, Münchner Merkur, tz and AZ (see list below).

Among local newspapers, try to find a free-of-charge newspaper of your preferred region, like »Hallo München« or »Münchner Wochenanzeiger«. They do not have an online version, but can be of real help.

The most important **online real estate portals** in Germany are Immobilien-Scout24, Immowelt and Immonet (see list below). They also offer categories for furnished apartments, short-term rentals (»Kurzzeitmietangebote«) and shared apartments (Wohngemeinschaften = WGs). Furthermore, there are special websites for shared apartments like WG-gesucht.de. You should definitely consider sharing an apartment. The majority of local students live in WGs, since it is much more likely to find a room in a WG and it is a great way to reduce the rental costs. Moreover, you will get to know other international or German students and hopefully make friends with them.

There are numerous facebook groups, where apartments, single rooms or rooms for subletting are offered.

Don't fail to visit one of these groups (see list below) since they are really helpful.

The before mentioned Munich Student Union (Studentenwerk München) offers a lot of interesting information on its website, an own apartment agency for short-term rentals (up to four months) in the studentvillage

»Studentenstadt« as well as a private housing referral service in the Olympic Village (see addresses below).

For more information see: <http://www.studentenwerk-muenchen.de/en/accommodation/>.

Another option is to have a look at the **bulletin boards** at the different university campuses. You will find a bulletin board in the lobby of MUAS' main campuses Lothstr. 34 and Lothstr. 64 (»red cube«), in the lobby of the mensa building in Lothstr. 13d) as well as in most other faculty buildings.

Various ads for WGs and apartments are posted here next to job offers. The main buildings of Ludwig-Maximilians-University (LMU) at Geschwister-Scholl-Platz 1 and Technical University (TUM) at Arcisstr. 21 also have bulletin boards. Moreover, TUM operates an electronic bulletin boards (<https://portal.mytum.de/schwarzesbrett/wohnungssuche/>).

Last but not least, don't be afraid of approaching other students – they possibly face the same situation as you and you could join them in searching for a shared apartment. You can also place your own ad, probably together with a fellow student, on an Internet platform, in a newspaper etc. On the following pages, we want to share some tips and links with you to make your search a little easier. Please do not forget that searching for accommodation can be a difficult process – but in the end you will be successful.

Best of luck with your search!

Some Useful German Terms

Zwischenmietetshort - term rental, accommodation for a few months

Untermiete - subletting

Provision - commission

Kaution - deposit

Betriebskosten - overhead, running costs

Nebenkosten - additional costs

Wohngemeinschaft (WG) - shared apartment

Mieter - tenant

Vermieter - landlord/lady

Untermieter - subtenant

General Information

It's advisable to start the search for accommodation early. If possible, try to arrive in Munich a few weeks before the semester starts. This is especially important for the winter semester. It is nearly impossible to find a place to stay in Munich during Oktoberfest, which normally takes place from mid-September until the beginning of October.

When sending an email to a landlord/lady, make sure it stands out! People offering rooms often receive a large number of emails and those which are too short are often sorted out.

Moreover, if you find something interesting, call straight away. Do not wait for a reply via email.

Be prepared for a so-called »Besichtigungstermin« (viewing). This can either be a viewing only for you or for many people at the same time. Let the landlord/lady or your WG-mate know who you are: provide a résumé and/or a photo, for instance. Bring your student ID-card or passport, a »Mieterselbstauskunft« (a voluntary self-assessment) and a reference about your financial situation (for example by your parents) with you.

The landlord/lady will probably ask you for a security deposit (Kaution) of 3 monthly rents. This deposit will be put into a special savings account, where you cannot access it, until the landlord/lady releases it once you move out and you have left the apartment in good condition.

Always try to speak at least some German. Experience shows that you are more likely to be considered as a candidate for an apartment this way.

BEWARE OF FALSE ADVERTISEMENTS AND RIP-OFFS!

Almost every semester, some of our exchange students fall for false advertisements. Some have already payed several hundred euros in advance for non-existing room offers and the number is growing every semester! To prevent this from happening to you, watch out for the following signs:

- The room offer is written in English only.
- The person offering the room is available only via email. Full contact details, such as the person's full name, phone number or address are not provided.
- The room/apartment is too cheap for Munich standards (average prices: single-room 350–550 €, two-room apartments 700–2,000 €).
- The landlord/lady asks you to send money via Western Union or similar money transfer companies before your arrival, or before you have seen the room. Please do NOT transfer money in advance (for rent, security deposit etc.).
- The landlord/lady does not ask for personal information.
- Pictures of the apartment look like they are taken from a catalogue or brochure.



Where to Search? Helpful Links

Please note that the quality of these services has not been assessed.
You will find all links on our website www.hm.edu/international

Real Estate Portals

- www.mwz-munich.de
(also in French, Italian, Spanish, Portuguese, Swedish)
- www.mrlodge.com
(also in French, Italian, Spanish, Russian)
- www.immobilienscout24.de
(German only)
- www.immonet.de
(German only)
- www.wohnungsmarkt24.de
(German only)
- www.quoka.de/vermietungen
(German only)
- www.immowelt.de
(German only)
- www.immobilo.de/mieten/wg/muenchen
(German only)
- www.wohnung-jetzt.de
(German only)
- www.wohnungsboerse.net
(no commission, German only)
- www.homecompany.de

Shared Apartments (Wohngemeinschaften)

- www.wohngemeinschaft.de
(German only)
- www.easywg.de
(also in Dutch, Spanish, French, Italian and Portuguese)
- www.studenten-wg.de
(also in Dutch, Spanish French)
- www.wg-gesucht.de
- www.uniapart.de
- www.studentenwohnheime-muc.de
(also in English and Spanish)



Where to Search? Helpful Links

Please note that the quality of these services has not been assessed. You will find all links on our website www.hm.edu/international

Short-term Accommodation: Hotels/Hostels/ Guesthouses

- www.elodge.de (German only)
- www.hostelworld.com (also in French, Italian, Spanish, Danish, Dutch, Finnish, Swedish, Chinese, Japanese, Korean and Russian)
- www.jugendherberge.de
- www.cvjm-muenchen.org/hotel
- www.wohnenmuenchen.de (German only)
- www.the4you.de (also in French, Spanish, Italian, Chinese, Korean)
- www.meininger-hotels.com/de/hotels/muenchen (also in French, Spanish, Dutch, Italian)
- www.wombats-hostels.com (> Munich)
- www.aohostels.com (also in Chinese, Dutch, French, Italian, Spanish, Russian)
- www.bed-and-breakfast.de
- www.stadthotel.de (German only)
- www.airbnb.de (all languages)
- www.wimdu.de (all languages)
- www.quoka.de (German only)
- www.the-tent.com

Student Portals

- www.studis-online.de/StudInfo/wohnen.php (German only)
- www.unicum.de/studienzeit/rund-ums-studium/wohnen (German only)

Real Estate Ads in Newspapers

- Süddeutsche Zeitung > www.immobiliemarkt.sueddeutsche.de Real estate ads: Wednesdays and Fridays
- Münchner Merkur > www.merkur-online.de Real estate ads: Thursdays and Saturdays
- tz München > www.tz-online.de
- Real estate ads: Thursdays and Saturdays
- Abendzeitung > www.abendzeitung.de Real estate ads: Wednesdays and Saturdays
- HALLO München > www.hallo-muenchen.de
- kurz&fündig > www.quoka.de Tuesdays and Fridays

Facebook Groups and Pages

- »Wohnungen in München?!?!?!« over 53,000 group members
www.facebook.com/groups/46928393410/
- »Munich - International Friends Accomodation« over 10,000 group members
<https://www.facebook.com/groups/ifmaccommodation/>
- »LMU München WG Börse« over 8,000 group members
www.facebook.com/groups/249562141836668/
- »Wohnung frei in München« over 37,000 followers
www.facebook.com/wohnung.frei.muenchen
- »Wohnung und WG in München frei oder gesucht?« over 23,000 members
<https://www.facebook.com/groups/wg.und.wohnung.muenchen/>
- »WG & Wohnung München gesucht« over 83,000 group members
<https://www.facebook.com/groups/wg.wohnung.muenchen/>
- »WOHNEN TROTZ MÜNCHEN« over 21,000 group members
<https://www.facebook.com/groups/wohnentrotzmuenchen/>

The Munich Student Union – Studentenwerk München

All public residence halls are facilitated by the Studentenwerk München. Every semester, we receive a limited contingent of rooms for our exchange students. These rooms are assigned exclusively by the International Offices of the universities. Therefore, we kindly ask you to refrain from independently applying with the Munich Student Union. In case of questions, please turn to our International Office staff.

The Munich Student Union provides very useful information for finding accommodation on its website (also in French and Chinese): [http:// www.studentenwerk-muenchen.de/en/accommodation/](http://www.studentenwerk-muenchen.de/en/accommodation/). This information might also be helpful for those that prefer to search on the private accommodation market or did not receive a room in our room raffle.

Additionally, the Studentenwerk offers a **housing referral service**. Here you can enquire about current availability of private rooms in Munich and surrounding areas.

In order to use the service you will need a username and password. Once you are registered, you can obtain the phone number of a landlord/lady, whom you can contact directly. For more information see: <http://www.studentenwerk-muenchen.de/en/accommodation/housing-referral-service/>

Student Village Apartment Agency:

In cooperation with the student self-administration in Freimann Student Village, the Munich Student Union runs an agency for short-term rentals. This agency puts potential short-term tenants in contact with the residents of rooms in residence halls, who wish to temporarily sublet their room (between semesters or whilst taking a semester abroad, for example).

The Housing Referral Service is located in the Olympic Village:

Helene-Mayer-Ring 9
Entrance a, Room a2
80809 München
U3 Olympiazentrum

Phone: +49.(0)89.357135-20/-26
Email: wrv@stwm.de

Opening hours:
Mon to Fri: 9:00 am – 12:30 pm
Tue and Thu: 14:00 am – 16:00 pm

Apartmentbörse Studentenstadt / Student Village Apartment Agency:

Studentenstadt Freimann
Christoph-Probst-Str. 12/029
80805München
U6 Studentenstadt

Phone: +49.(0)89.3243288
Email: aboerse@gmx.de

Opening hours:
Mon: 18:00 am – 22:00 pm
Tue: 17:00 am – 19:00 pm
Wed to Fri: 18:00 am – 20:00 pm



Privately-Run Student Housing

Privately-run student residence halls have recently spread all over Munich. Rooms or apartments cost between 400 and 900 € per month, which is significantly more than in public residence halls. However, there are some advantages: waiting lists are short. Most of these residence halls were built only recently, and the standard is high. Moreover, they like to have international exchange students as tenants. But watch out for a commission or an additional processing fee, which you won't get back!

APIAN STUDENTEN-APARTMENTS

Apianstr. 7-15
85774 Unterföhring
info@apian-apartha.us.de
www.apian-apartha.us.de

- Furnished apartments, approx. 20 m²
- Monthly rent: 318 €, no commission
- Minimum duration of stay: six months
- Application via email only
- On request also apartments for couples

THE FIZZ

Hanebergstr. 2
80637 München
Phone +49. (0)89.2126880-290
info@ic-campus.com www.the-fizz.com/

- (Partially) furnished apartments, 16-34 m²
- Processing fee: 395 €
- Monthly rent: 879-1,379 €, three-month deposit
- Minimum duration of stay: six months

CAMPUS SÜD-SEITE STUDENT HOUSING

Baierbrunner Str. 50
81379 München
Phone +49.
(0)89.15701661/2/3
info@campus-suedseite.de
www.campus-suedseite.de

- 300 furnished apartments, 19-30m²
- Monthly rent: starting at 600 €
- No minimum duration, three months cancellation notice

THE STAY.CAMPUS

Käthe-Kollwitz-Str. 2
82152 Martinsried
info@thestaycampus.de
www.thestaycampus.de

- Monthly rent: 635 €
- Apartments for disabled students available

CAMPUS VIVA

Baierbrunner Str. 44
81379 München
Phone +49. (0)89.242 280-31
info@campusviva.de
www.campusviva.de

- 346 furnished apartments with bath and kitchen, approx. 21 m²
- Monthly rent: starting at 450 €, + additional costs, three-month deposit
- Minimum duration of stay: one year

YOUNIQ STUDENTEN-WOHNUNG

Schleißheimer Str. 323
80809 München
Berzeliusstr. 3
80939 München
Phone +49. (0)800.4968647
kontakt@youniq-service.de
www.youniq.de

- Furnished one-room apartments, 16-39m²
- Monthly rent: 570-1.500€
- Processing fee: 480 €



Association-Run Student Housing

Student residence halls operated by associations are quite popular.

Due to the low monthly rent and their location mostly in the inner city area, waiting lists are considerably long. These residence halls check new residents carefully and usually expect a special commitment to community service or political activities. Please pay attention to the application deadlines.

CIMBERNHEIM STUDENT HOUSING

Cimbernstr. 68
81377 München
Phone +49. (0)89.7146612
info@bllv-cimbernheim.de
www.bllv-cimbernheim.de

- 146 one-room apartments
- Monthly rent: 255–321 €
- Application deadline: 15 June for WS, 15 January for SS

DEUTSCHE BURSE «STUDENT HOUSING

Friedrichstr. 34
80801 München
Phone +49. (0)89.349414
buero@deutsche-burse.de
www.deutsche-burse.de

- 84 singlerooms, male students only
- Monthly rent: 200–305 €
- Application deadline: 1 June for WS, 1 January for SS; interview required
- Selection criterion: interest in student associations

MASSMANN-PLATZ E.V. STUDENT HOUSING

Heßstr. 77
80797 München
Phone +49. (0)89.1297126
www.massmannplatz.de

- 127 single rooms
- Monthly rent: 210–242 €
- Applications accepted anytime; interview required



Church-Run Student Housing

There are various student residence halls operated by Catholic or Protestant church organisations in Munich.

But students of other religious confessions or of no confession can also apply. Nevertheless, some require a proof of your religious affiliation.

New residents are carefully selected and should take active part in residence hall life. Please pay attention to the application deadlines, since these residence halls will be fully booked at the beginning of the semester. Some residence halls are for female or male students only.

RONCALLI-KOLLEG

Nymphenburger Str. 99
80636 München
www.roncalli-kolleg.de

- 125 rooms
- Monthly rent: 250 €
- Application: fill out the Application Form, interviews after a pre-selection
- Selection criteria: latency, high school type (FH/Uni), references, personal impression. An active participation in the floor and dorm life is assumed. Church commitment is a plus, but not required.

ALFRED- & KARL-MARCHIONINI-STIFTUNG

Lerchenauer Str. 41
80809 München
Phone +49. (0)89.52313100
www.marchionini.net
Administrative Office:
Steinickeweg 7
80798 München

- 84 single rooms
- Monthly rent: 263 €
- Waiting list: approx. one semester
- Selection criteria: financial need, general background, political involvement and community service
- Minimum duration of stay: 12 months

HANSA-HAUS DES KKV

Brienerstr. 39
80333 München
Phone +49.(0)89.557704
info-kkv@kkv-hansa-muenchen.de
<http://kkv-hansa-haus.de/home/wohnheim/>

- 67 single rooms
- Male students only, 18–27 years of age
- Monthly rent: 223–306 € + 120 mandatory dinner
- Waiting period: at least one semester, processing fee 40 €, cleaning fee 40 €

HUGO-MASER-HAUS (ARCISHEIM)

Arcisstr. 31
80799 München
Phone +49.(0)89.2724138 (8-12 am)
anke.fritz@eswm.de
www.eswm.de

- 78 single rooms
- Monthly rent: 332–387 €
- Application deadline: 30 May for WS, 15 December for SS

JOHN-MOTT-HAUS (CVJM)

Theo-Prosel-Weg 16
80797 München
Phone +49.(0)89.121567-40
studentenwohnheim@cvjm-muenchen.org
www.cvjm-muenchen.org/studentenwohnheim/wohnheim/

- Male students only, 68 furnished rooms
- Monthly rent: 249–369 €

»THERESIANUM« WOMEN'S STUDENT HOUSING

Kirchenstr. 6
81675 München
Phone +49.(0)89.4587260
s-theresianum@t-online.de
www.studentenwohnheim-theresianum.de

- Female students only, 63 single rooms
- Monthly rent (including breakfast): 336–399 €
- One room is equipped for disabled students
- Application deadline: 30 June for WS, 15 January for SS

Church-Run Student Housing

KOLPINGHAUS STUDENT HOUSING - MÜNCHEN ZENTRAL

Adolf-Kolping-Str. 1
80336 München
Phone +49.(0)89.551580
info@kolpinghaus-muenchen-
zentral.de
www.kolpinghaus-muenchen-
zentral.de

- 18-26 years of age
- Include résumé with application – be sure to submit a contact form.
- Minimum duration of stay: six months

KOLPING- WOHNHEIM »AM HERRGOTTSECK«

Am Herrgottseck 5
81669 München
Phone +49.(0)89.48906210

- Furnished single and double rooms with 21 beds in 3 shared apartments, monthly rent 240–315 €
- Furnished apartments, monthly rent 440–570 €
- 18-25 years of age
- Complete application form and include résumé with application

KOLPINGHAUS STUDENT HOUSING - HAIDHAUSEN

Johannisplatz 2/2a
81675
Phone +49.(0)89.551580
info@kolpinghaus-muenchen-
zentral.de
www.kolpinghaus-muenchen-
zentral.de

- 18-26 years of age
- Include résumé with application – be sure to submit a contact form.
- Minimum duration of stay: one year

CARITAS STUDENT HOUSING HILTENSBERGER- STRASSE

Hiltenspengerstr. 80
80796 München
Phone +49.(0)89.300007650
jwh@caritasmuenchen.de
www.caritas-
jugendwohnheime.de

- 147 furnished single rooms
- 18-27 years of age
- Monthly rent: 340 €, deposit: 340 €
- Application by email with résumé and photo; please include desired time period; interview required

PATER-RUPERT- MAYER STUDENT HOUSING

Kaiserplatz 13
80803 München
Phone +49.(0)89.395495
sekretariat@pater-mayer-
heim.de
www.pater-rupert-mayer-
heim.de

- 91 single rooms
- Monthly rent: 187–279 € + electricity costs
- Application deadline: 15 July for WS, 15 January for SS
- Applications have to be sent by post (not by email)

IN VIA MÜNCHEN E.V.

Katholischer Verband für
Mädchen- und Frauensozialarbeit,
Jugendwohnheim Marienherberge
Goethestr. 9
80336 München
Phone +49.(0)89.555805
marienherberge@invia-
muenchen.de
www.invia-muenchen.de

- Female students only, 16-27 of age
- Monthly rent: approx. 600 € including three meals per day
- Applications are accepted any time, fill out the online Application Form

