International Affairs

Finding Accommodation in Munich
A Guide for international exchange students

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Rental market in Munich

Munich is the city with the highest rental rates in Germany and the rental market is one of the tightest in the country. The strong regional economy is a magnet for many job-seekers and those pursuing a university education. Together with the LMU and Technical university Munich has about 100,000 students. Because the city is growing so fast, apartments are scarce.

Therefore room search in Munich can be a difficult task which takes a lot of perseverance. But in the end, all our incoming exchange students were successful!

The majority of students in Munich rely on private accommodation: options include flat-sharing (Wohngemeinschaften) and sublet rooms (approximately 400 – 600 €) or single flats (approximately 500 – 700 €).

The average price per square meter runs between 11 and 15 euros. In preferred inner-city areas such as Schwabing and Bogenhausen, prices can range up to 20 euros per square meter or more. Rentals in some of the more peripheral districts such as Ramersdorf-Perlach, or Trudering-Riem, as well as communities in the Munich metropolitan area, including Neufahrn and Taufkirchen, are more reasonably priced. Munich’s excellent public transportation system makes these easy to reach. So you should definitely also search in these areas which are located inside the area of the suburban rail network. (A map of the suburban rail network can be found here)

Where to start?

There are many places where you can begin your search, depending on the kind of accommodation you are looking for and your financial needs. Traditionally apartment seekers started by checking out the main newspapers like Süddeutsche Zeitung etc., which is still a good idea. Among the newspapers, try to find a local free-of-charge newspaper of your preferred region, like “Hallo” or Quoka. They do not have an on-line version, but can be of real help.

But since good apartment offers will appear and disappear sometimes within 24 hours you should definitely start with the internet: The biggest real estate portals for rental flats or apartments in Germany are ImmobilienScout24, Immowelt.de or Immonet (see the list below). They also offer categories for furnished apartments and short term lease.

Temporary living opportunities can often be found in shared apartments, called Wohngemeinschaften (WG’s). To share an apartments is quite typical for students in Munich, since it is much more likely to find a room in a WG and also it is a great way to reduce the cost of renting. Also you will get to know other international or German students and make friends with them. There are special web-sites like WG-gesucht.de (see the list below).

The student union (Studentenwerk München) is managing most residence halls in Munich. Every semester MUAS is offered a limited contingent of rooms in the student residence hall. However, we are only able to give 30-50% of our incoming exchange students a room in a public residence hall. Therefore we strongly recommend that you consider applying also in the
church-run-student-residence-halls (for application requirements see list below) or in the private-run-student-residence-halls. However, the student union offers a lot of interesting information for accommodation search and also a private housing referral service, which you should not miss! (see address below).

Last but not least do not forget to visit the blackboards in the different university campuses not only from MUAS but also from the Ludwig-Maximilians-Universität (LMU) and the Technical University (TUM). Next to job offers you will find various announcements for WGs and apartments.

In the following we want to share various 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. When in doubt or if you have any questions, suggestions or need personal assistance, we will be more than happy to help. Best of luck in your search!

**General Tips**

- It’s advisable to start the search for your accommodation early. If possible, try to arrive in Munich a few weeks before the semester starts.

- When sending an email to a landlady/lord, 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 ready 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 resume and/or a photo, for instance. Keep 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.

- Some of the apartment listings require a commission (Provision) equal to 1½ months’ rent or more. Also the landlord/landlady 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 can't access it, until the landlord/lady releases it once you move out and you have left the flat in good conditions.

- Always try to speak at least some German. Experience shows that you are more likely to be considered as a candidate this way.
Beware of false advertisements and rip-offs!

Almost every year some of our exchange students fall for false advertisements. In the past we have had some exchange students paying 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, telephone number or address are not provided

• The room/apartment is too cheap for Munich (average prices: single-room 350-550€, two-room apartments 700-900€)

• The landlord asks you to send money via Western Union or similar money transfer companies before your arrival/ or before you have seen the apartment. Please do NOT transfer money in advance (for rent, security deposit etc.)

• The landlord does not ask for personal information about you.

• Pictures of the apartment look like they are taken from a catalogue or brochure.

Where to search

Please note that the quality of the services has not been assessed.

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
www.immonet.de/bayern/muenchen-wohnung-mieten.html
www.wohnungsmarkt24.de
www.quoka.de/vermietungen
www.immowelt.de immobilien/mieten_inland.aspx
www.immobil.de/mieten/wg/muenchen
www.wohnung-jetzt.de/wohnungsmarkt/wohnungen/muenchen.php
www.wohnungsboerse.net (no commission)
www.privatimmobilien.de
www.muenchen.homecompany.de/de

Shared apartments (Wohngemeinschaften)

www.wohngemeinschaft.de
www.easywg.de
www.wg-cast.de
www.wg-gesucht.de
www.studenten-wg.de
www.studenten-wohnungen.de
www.uniapart.de
www.studentenwohnheime-muc.de
www.wohnungsmarkt24.de

**Short-term accommodation, Hotels/Hostels/Pensions**
www.elodge.de
www.muenchen-wohnen-auf-zeit.de/3.html (no commission)
www.hostelworld.com
www.jugendherberge.de
www.cvjm-muenchen.org/hotel
www.haus-international.de
www.wohnenmuenchen.de
www.the4you.de
www.munichcity.smart-stay.de/en/
www.meininger-hotels.com/de/hotels/muenchen
www.wombats-hostels.com (> Munich)
www.aohostels.com
www.bed-and-breakfast.de
www.stadthotel.de
www.airbnb.de
www.wimdu.de
http://www.quoka.de
http://www.the-tent.com

**Student portals**
www.studis-online.de/StudInfo/wohnen.php
www.unicum.de/studienzeit/rund-ums-studium/wohnen

**Newspaper advertisements**

**Süddeutsche Zeitung**
www.immobilienmarkt.sueddeutsche.de
Real estate classifieds: Monday and Friday

**Münchner Merkur**
www.merkur-online.de
Real estate classifieds: Thursday and Saturday

**tz München**
www.tz-online.de
Real estate classifieds: Thursday and Saturday

**Abendzeitung**
www.abendzeitung.de
Real estate classifieds: Wednesday and Saturday

**Forum, a local newspaper for Freising**
www.freising-online.de

**HALLO München**
www.hallo-muenchen.de
Studentenwerk (Munich Student Union)

Our university does not operate a student residence hall (dormitory). Most residence halls in Munich are operated by the Student Union (Studentenwerk München). With rental rates between 160 and 330 euros, these inexpensive rooms are very popular.

Munich University of Applied Sciences receives a limited contingency of rooms from the Student Union. These rooms are so called “service-package-rooms” for International Students participating in an exchange programme (e.g. Erasmus+).

See: http://www.studentenwerk-muenchen.de/en/international/the-service-package-for-international-exchange-students/.

Given the limited availability of those rooms, only about 30% -50% of incoming exchange students receive a spot in one of the student union’s residence halls. Therefore, a lottery will take place amongst all our exchange students that apply for a service-package-room. The service-package-rooms are assigned exceptionally by the International Offices of the universities. Therefore, in order to apply for such a room, please click yes in the corresponding field of the online application form for exchange students, which you will have to fill out ..... In case of questions please do contact t International Affairs (aino.bannwart@hm.edu) and not the student union. We can inform you in January (for Summer semester) or respective July (for Winter semester), whether your application for a “service-package-room” has been successful.

However, also if you have not received a room or you are not interested in a room in a residence hall, the student union provides very useful information for finding accommodation on their website (also in French and Chinese):
http://www.studentenwerk-muenchen.de/en/
(> accommodation > other housing options > Links to private rental agencies)

Additionally, Studentenwerk offers a housing referral service. Here you can enquire about current availability of private rooms in Munich and surrounding areas online. In order to use the service you will need a username and password first. Once you are registered, you can obtain the telephone number of a landlord, whom you may contact directly. For more information see: http://www.studentenwerk-muenchen.de/en/accommodation/housing-referral-service/

The Housing Referral Service is located in the Olympic village:
Helene-Mayer-Ring 9
Entrance a, room a2
80809 München
U3 Olympiazentrum

Tel.: +49 89 357135 - 20/-26
Fax: +49 89 357135-61
E-Mail: wrv@stwm.de
Privately-Run Student Housing

Apartments or rooms in privately-run student housing run between 400 and 900 euros per month, which is significantly more than those operated by the Student Union. The waiting lists, if any, are short, however. And these privately-run Student Housing also like to take international exchange students as tenants.

Campus Viva
Baierbrunner Straße 44, 81379 Munich
info@campusviva.de
www.campusviva.de
• 364 furnished apartments with bath and kitchen
• Monthly rent: starting at 450 euros, three-month deposit
• Minimum duration of stay: one year

Campus Südseite Student Housing
Baierbrunnerstr. 50, 81379 Munich
Tel. +49.0)89.15701661/2
info@campus-suedseite.de
www.campus-suedseite.de
• 300 rooms, 19-30 m²
• Monthly rent: 530-690 euros
• No minimum duration, three months cancellation notice

Youniq Studentenwohnung
Schleißheimer Straße 323, 80809 Munich
Berzeliusstr. 3, 80939 Munich
Tel. +49.(0)800.4968647
www.youniq.de
• Furnished one-room apartments, 16-39 m²
• Monthly rent: 492-987 euros
• Processing fee: 480 euros

the Stay.campus
Käthe-Kollwitz-Straße 2
82152 Martinsried
info@thestaycampus.de
• Monthly rent: 575 €
• Apartments for disabled students available

Apian Student Apartments
Apianstr. 7-15, 85774 Unterföhring
info@apian-aparthaus.de
www.apian-aparthaus.de
• (Partially) furnished apartments, approx. 20 m²
• Monthly rent: 318 euros, no commission
• Minimum duration of stay: six months
• Application via e-mail only

APP.ARTMENTS
Schillerstr. 41, 80336 Munich
Tel. +49.(0)800.5595599530, Tel. +49.(0)89.389984313
info@app.artments.de
www.app.artments.de
• (Partially) furnished apartments, 20-94 m²
• No commission, 50 euro processing fee
• Monthly rent: 660-1,200 euros, three-month deposit
• Minimum duration of stay: six months
Association-Run Student Housing
Housing complexes operated by associations typically expect a special commitment to community service or political activities. New residents are carefully screened. Because the rooms are so popular, due in part to the low monthly rent, waiting lists are long.

Cimbernheim Student Housing
Cimbernstr. 68, 81377 Munich
Tel. +49.(0)89.7146612
info@bllv-cimbernheim.de
www.bllv-cimbernheim.de

“Deutsche Burse” Student Housing
Friedrichstr. 34, 80801 Munich
Tel. +49.(0)89.349414
buero@deutsche-burse.de
www.deutsche-burse.de
• male only
• 84 single rooms
• Monthly rent: 183-277 euros
• Application deadline: June 1 for WS, Jan 1 for SS
• Selection criterion: interest in student associations
• 142 one-room apartments
• Monthly rent: 216-304 euros
• Application deadline: June 15 for WS, Jan 15 for SS

Maßmannplatz e.V. Student Housing
Heßstr. 77, 80797 Munich
Tel. +49.(0)89.1297126
www.massmannplatz.de
• 127 single rooms
• Monthly rent: 187-219 euros + Internet access at 3.50 euros
• Applications accepted anytime; interview required

Church-Run Student Housing

Hugo-Maser House (Arcis-Heim)
Arcisstr. 31, 80799 Munich
Tel./Fax +49.(0)89.2724138 (8-12 Uhr)
anke.fritz@eswm.de
www.eswm.de
• 72 single rooms
• Monthly rent: 274-313 euros
• Application deadline: May 30 for WS, December 15 for SS

Adolf-Kolping-Haus
Am Herrgottseck 5, 81669 Munich
Tel. +49.(0)89.48906210
www.kolpingmuechen.de
• 7 rooms
• 18-25 years of age
• Include resume with application

Roncalli-Kolleg
Roncalli-Kolleg
Nymphenburger Str. 99
80636 München
www.roncalli-kolleg.de
• 125 rooms
• Monthly rent 195,- euro
• MUAS usually gets one - two rooms at the Roncalli-Kolleg for our international exchange students. The Kolleg works with applications, if you are interested please do not contact the Roncalli-Kolleg directly but aino.bannwart@hm.edu,
• application should stress community service
Caritas Women's Student Housing
Hiltenspergerstraße
Hiltenspergerstr. 80, 80796 Munich
Tel. +49.(0)89.30007650, Fax +49.(0)89.30007629
jwh@caritasmuenchen.de
www.caritas-jugendwohnheime.de
• 136 furnished single rooms
• female only
• 18-24 years of age
• Monthly rent: 300 euros
• deposit: 300 euros
• Furnishings: telephone connection, washbasin, shared bath, kitchen and recreation facilities
• Application per e-mail with resume and photo, include desired duration

Hansa-Haus des KKV
Briennerstr. 39, 80333 Munich
Tel. +49.(0)89.557704
info-kkv@kkv-hansa-muenchen.de
www.kkv-hansa-muenchen.de
• 67 single rooms
• Male only
• 18-27 years of age
• Monthly rent: 200-277 euros
• Applications accepted anytime; waiting period of at least one semester

Alfred- und Karl-Marchionini-Stiftung
Student Housing
Lerchenauer Straße 41, 80809 Munich
Tel. +49.(0)89.52313110
www.marchionini.net
Administrative Office: Steinickeweg 7, 80798 Munich
• 84 single rooms
• Monthly rent: 258 euros
• Waiting list: approx. one semester
• Selection criteria: financial need, general background, political involvement and community service

Kolpinghaus Student Housing - München Zentral
Adolf-Kolping-Straße 1, 80336 Munich
Tel. +49.(0)89.551580
info@kolpinghaus-muenchen-zentral.de
www.kolpinghaus-muenchen-zentral.de
• 18-25 years of age
• Include resume with application - be sure to submit a contact form

Pater-Rupert-Mayer Student Housing
Kaiserplatz 13, 80803 Munich
Tel. +49.(0)89.395495, Fax +49.(0)89.338857
sekretariat@pater-rupert-mayer-heim.de
www.pater-rupert-mayer-heim.de
• 91 single rooms
• Male/Female
• Monthly rent, including electricity: 153-200 euros
• Application deadline: July 15 for WS, Jan 15 for SS
• Applications have to be sent by post (not by email)

“Theresianum” Women’s Student Housing
Kirchenstr. 6, 81675 Munich
Tel. +49.(0)89.4587260, Fax +49.(0)89.45872628
s-theresianum@t-online.de
www.studentenwohnheim-theresianum.de
• F, 63 single rooms
• Monthly rent (including breakfast): 265-322 euros
• 1 room is equipped for disabled students

Kolpinghaus Student Housing - Haidhausen
Johannisplatz 2/2a, 81675 Munich
Tel. +49.(0)89.551580
www.kolpinghaus-muenchen-zentral.de
• 18-25 years of age
• Include resume with application - be sure to submit a contact form
Black Boards
On the boards you will find room and apartment offers among many other offers (Jobs, tutorials, books etc.)
MUAS Cafeteria, Lothstr. 13 D
LMU Cafeteria, Leopoldstr. 13 A
Studentenwerk, Leopoldstr. 15
TUM Cafeteria, Arcisstr. 17

Some useful German terms

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<thead>
<tr>
<th>Term</th>
<th>Meaning</th>
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<tbody>
<tr>
<td>Zwischenmiete</td>
<td>short-term lease = accommodation for only a few months</td>
</tr>
<tr>
<td>Untermiete</td>
<td>sublease</td>
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<tr>
<td>Provision</td>
<td>commission</td>
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<tr>
<td>Kaution</td>
<td>deposit</td>
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<tr>
<td>Betriebskosten</td>
<td>overhead, running costs</td>
</tr>
<tr>
<td>Nebenkosten</td>
<td>additional costs</td>
</tr>
<tr>
<td>Wohngemeinschaft (WG)</td>
<td>shared flat</td>
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