

Useful tips for accommodation search in Munich:

Attention! Frauds!

If you found an accommodation online, offered by a private landlord in Munich, please be careful. Swindlers ask you to transfer money beforehand. DO NOT transfer any money for a deposit or a rent before you have visited an apartment / a room, signed a rental agreement and/or got keys.

Start two months in advance:

Normally, one month is not enough for the accommodation search in Munich. We recommend you to start two months before the beginning of each semester. Even one month before the beginning of each semester the competition for finding an accommodation is extremely high. Be prepared to send many emails before you get a response or get an invitation to a viewing.

For a place in some private dormitories you might have to apply even earlier. Usually it is fine to book a place in a [private dormitory](#) online in advance (as opposed to an offer from a private landlord). If you have doubts about a dormitory, search for some references in the Internet.

Search directly from Munich:

Since real owners normally want to meet you before renting their accommodation, you **MUST search directly from Munich** to be able to come to a viewing quickly. If you contact a private landlord from abroad, please mention that you can visit his or her accommodation any time (of course you also have to be able to do it). Otherwise, you will not receive any answer.

Be quick and flexible:

- You should react to the newest advertisements immediately, because most of the offers are gone within one day;
- Please try to be flexible regarding price, location, rent duration, distance and arrangements of the room. If you really want to study at the TUM, your only goal should be: **to find a roof over your head** before semester start.

Be well prepared for a viewing:

This can either be a viewing only for you or for many people at the same time. You should bring copies of your resume, your student ID or passport, a document proofing your financial solvency and ideally a [liability insurance](#) certificate with you.

Price:

The best price range for **one room** is between **500 and 600 euro**. In the districts Pasing, Trudering and Ramersdorf as well as in communities of the Munich metropolitan area, e.g. Neufahrn, Eching, Taufkirchen, rooms are mostly cheaper than in Maxvorstadt, Ludwigsvorstadt, Schwabing, Bogenhausen. Of course, it will take you longer to get to the center, but Munich has an excellent public transportation system. Although rooms under 500 euro do exist in Munich, there is usually a catch in it. Owners might be complicated or simply that the accommodation offer is a fake. To share flats with other students (Studenten WG) is generally the cheapest option. Accommodation in Garching is usually cheaper than in Munich.

TIP: Neufahrn, Eching, Oberschleißheim and Ismaning have good bus connections to Garching. One needs about 30 minutes to come from there to Garching.

Writing an email:

It is better to **call** owners, because one seldom gets an answer to an email. However, you often have to write an email, because phone numbers are rarely mentioned in advertisements. In this case, pay attention to the following aspects:

- It should not be too long, but also not too short. You should **mention that you are in Munich** for the accommodation search and **introduce yourself properly**: your character, your hobbies, what you are studying etc. While writing an email, you should avoid standard phrases. You can also mention your source of income (e.g. a scholarship) and that you possess a liability insurance.
- **Make your e-mail as personal as possible**. Address an owner personally and indicate that you are interested in this very room. Also read, what an owner wrote in the advertisement. They often tell what they want to hear.
- **Please do not ask many questions in your e-mails**, because it is very annoying for owners to answer them. The only question should be 'when can I come and visit the room?'