



Find your perfect place to stay!

Hochschule Macromedia // Macromedia University

CAMPUS MUNICH

Agenda

1. General information	3
2. Accommodation	4
2.1 Terms	4
2.2 Types	5
2.3 Search	9
2.4 Housing Recommendations	12
3. Munich's districts	16
4. Glossary	18
5. Schufa	19
6. Contact	20

1. General information

Before looking for a place to stay in Munich, you should decide if you would rather live on your own (single apartment), in a shared flat (called *WG* or *Wohngemeinschaft*), in a student dorm or within a family. The kind of accommodation you choose depends on your personal lifestyle and budget.

What do you need to be aware of?

Rooms or apartments are allocated easily and very fast in Munich. Therefore, most people tend to adjust them just shortly before they get available.

We strongly discourage students from signing (long-term) contracts and from making any payments for such a contract from outside Germany, unless it is a trustworthy organisation such as an official student residence. **Beware of accommodation scam by untrustworthy providers!**

Please keep in mind that you are usually required to make a **security deposit** when signing a contract (mostly two months' rent), which will be reimbursed at the end of your rental contract.

If you need assistance while looking for accommodation, it might be a good idea to participate in the **Buddy Programme**. He or she will be able to help you with the communication with the landlord or the rental agency. Also he or she can accompany you in person when it comes to negotiating contractual matters and signing any contract written in the German language.

Helpful general information on moving to Munich, the housing market, comments on each neighborhood, prerequisites and documents needed for renting an apartment as well as for transportation or safety concerns can be found here:

<http://www.packingmysuitcase.com/2015/07/27/20-things-you-should-know-before-moving-to-munich>

<http://myadventuresinmunich.blogspot.de/2013/09/8-things-i-wish-i-knew-before-moving-to.html>

<http://www.Muenchen.de/int/en/living/new-to-munich.html>

<https://www.moving-to-munich.com/>

2. Accommodation

2.1 Terms

Unless you have been able to reserve a place at a student residence or student apartment house from abroad, the easiest and best thing to do in regard of housing might be:

- to look for some **short-term accommodation** for the first few days or weeks of the stay
- and then start looking for some **long-term accommodation** after your arrival, once you know the city and its areas better.

Short-term accommodation:

Apart from a wide choice of **youth hostels, Air BnBs, bed and breakfasts** or **hotels**, Munich also has a broad range of **temporary, short-term rental housing options** (e.g. *Zwischenmiete* = residents offer their places when they are temporarily away).

Another alternative is **couch surfing**. This way you will get to know people in Munich directly and they also might be able to help you finding a room in the city. Also it is possible to share a **holiday flat** with other students for some time and share the costs.

If you decide to stay at a hostel, please be aware that you might only be able to stay for a few days, as there is a great demand for hostel accommodation in Munich throughout the year. If you wish to live at hostels for an extended time, it is therefore likely that you have to change rooms or even move to a different hostel.

Long-term accommodation:

To find **permanent accommodation** you can either check out the **private housing market** (private accommodation), **Munich's halls of residence** or **organisations**, which coordinate to match older people, who have free rooms to rent, with students.

In general:

As soon as you have found a place to stay, you will have to sign the **contract**. In some cases, you will sign the contract (*Mietvertrag*) directly with the landlord (*Vermieter*), which gives you strong rights but also hefty responsibilities. Often you will not close a direct contract with the landlord but an *Untermietvertrag*. That means that you are renting from the person who concluded the main contract with the landlord and who is subletting a room to you.

2. Accommodation

2.2 Types – (1) Shared flat

Most students in Munich live in **private accommodation**:

The majority of students and young people prefers living in a **shared flat** (called *Wohngemeinschaft* or *WG*) as it is much cheaper and easier to find than a **single apartment**.

You can also look for **whole apartments** together with other students starting a living community together. It sometimes can be easier to find.

Rent for a room in a **shared flat** starts at around **400 to 450 Euros / month**, depending on the room size, neighborhood and equipment, but most of the time it is even more expensive.

Rent for an **apartment** or a **one-bedroom flat** starts at around **550 Euros / month** (usually excluding utilities).

WG literally means “living community,” so it is not just a flatshare but rather a lifestyle. It is a good way to find new friends, explore the city together and experience German (maybe also other) cultures. It is a guarantee of not being alone and having someone to support you, which is particularly attractive to many international students a long way from home.

- All flatmates have their own room, living room, kitchen and bathroom are shared.
- The security deposit is usually smaller than the one for a one-bedroom flat.
- In most cases, you will be invited to an interview so your potential flatmates can meet you before the deal is closed.
- *WG*'s are starting from two flatmates up to 10 or more. This means living with other people on a daily basis.
- *WG*'s can be based on sex (all-female, all-male) or food habits (vegetarian, vegan) as well as *Zweck-WG*s, i.e. needs-must flatshares.
- There might be *WG* rules, which may include a *Putzplan* (cleaning schedule) as well as rules for guests and visitors. There are also *WG*'s without any rules.

To gain some idea of what a *WG* is like as well as to get some general information about the Munich flat share market, you can read this blog:

<https://www.wg-suche.de/magazin/find-flat-share-munich/>

Here are four reasons for living in a *WG*:

www.german-way.com/four-reasons-to-live-in-a-wg-in-germany/

2. Accommodation

2.2 Types – (2) Halls of Residence

In Munich there are two kinds of halls of residence: **publicly** funded (The *Studentenwerk*) and **private** ones.

Living at the halls of residence is the **cheapest** option for students, which is why this solution is so popular and they often have waiting lists.

[Housing Referral Service – *Studentenwerk* \(public\)](#)

The *Studentenwerk* is the biggest organisation in Germany providing external services for students. It offers the cheapest opportunities for student accommodation.

However, the public halls of residence offers are hard to get for Macromedia students. Nonetheless, it is worth checking out the website of the *Studentenwerk* as there are a lot of useful information and links.

To apply for a room there you must register at the Housing Referral Service which is free of cost. Information sessions by the Accommodation Advice Service are held daily between 9.00 am and 12.00 pm as well as 2.00 pm and 4.00 pm on Tuesday and Thursday, in the Housing Referral Service Advice Center.

Rent: Starting from **220 Euros per month**.

www.studentenwerk-muenchen.de/en/accommodation/housing-referral-service

[Private Halls of Residence](#)

Private halls of residence are easier to get, when you are studying at a private University. Applications have to be made directly to the owners. Procedures vary with each institution, which is why applicants should look for specific information on the websites of the residences.

Rent: Starting from **180 Euros per month**.

You can find a detailed list of all Privately Run Halls of Residence here:

www.studentenwerk-muenchen.de/en/accommodation/other-housing-options/privately-run-halls-of-residence

2. Accommodation

2.2 Types – (3) Homestay

Another option for short- as well as long-term accommodation is to stay directly in **Münchner' homes** on the basis of a homestay agreement.

Homestay implies a **family** experience. This can either mean a traditional family but may also refer to a single mother for instance.

Homestay students are expected to participate in basic family activities, such as sharing meals and spending some leisure time together. They often become a true member of their host family during their stay.

Homestay means **trust** and **safety**. Good homestay families are connected to local agencies who check and approve the homes offered. Host families can verify their identity prior to their registration as a homestay provider. Whether the respective family or host is verified can be seen on their public profile.

For international students with little experience of being abroad for an extended time, homestay is a great means against homesickness. It also provides opportunities for language learning and intensive cultural exchange.

Prices are mostly listed **per day / room** (starting from 25 to 30 euros). If you want to stay for a long-term period, please contact the host directly to ask for a monthly rent – many hosts are ready to host long-term guests at a special rate (starting from around 600 euros). The monthly cost for homestay is higher than the cost for a room in a shared flat since **costs** for some **meals, laundry** and **internet** are already **included**.

Please be aware that students must be **at least 18 years** old or accompanied by a supervising adult to make a reservation or stay in a homestay household.

A search engine for homestay providers with ratings and reviews can be found here:

www.homestay.com

2. Accommodation

2.2 Types – (3) Homestay

Also, there exist **organisations**, which help older people to rent free rooms in their house or apartment to students. One of those organisations is called **Wohnen für Hilfe**, which means housing for help.

How does Wohnen für Hilfe work?

You may live cheaply or for free in the homes of elderly people, where you will have your **own room**, in return for **helping** them with the matters of **daily life**. As a rule of thumb, one square meter of space translates into one hour of help per month. A flat rate is generally arranged to cover utility bills. The type of help can involve all aspects of the daily life (groceries, cooking, cleaning, gardening) and is, in general, agreed upon by the landlord and the tenant. **Additional costs** will be shared in a fixed flat rate.

The first four weeks of living together will be on probation to ensure that both parties, you as well as the older person, feel comfortable with the match.

Workload: **round about 4-7 hours of work / week**.

How to register?

It is only possible by a personal meeting. You can just drop by during the consultation hours every Wednesday at 4:30 pm and Friday at 12:00 pm. No appointment is necessary.

What are the requirements?

- Language: good in German
- Minimum stay in Munich: one year
- Skills: Social competency, communicative, reliable

Which documents do you need?

- Photo ID
- Confirmation of your enrolment at Macromedia
- Passport photo
- Filled in Questionnaire (download on their website)
- Registration fee: 3,00€, at a successful placement: commission of 25,00€

You can find further information here:

<http://www.seniorentreff-neuhausen.de/wohnen-fuer-hilfe/wohnen-fuer-hilfe-die-alternative-wohnform-fuer-jung-und-alt/> (German)
www.studentenwerk-muenchen.de/en/accommodation/other-housing-options/accommodation-in-exchange-for-assistance/

2. Accommodation

2.3 Search

Once you have decided whether you want to live on your own (single apartment), in a shared flat, in a student dorm or within a family, you can start looking on either:

- The **private housing market** (which is the best place for international students to look for (long-term) private accommodation)
- The website of housing providers **directly** (f.ex. Munich's Halls of Residence or organisations, who help to match older with younger people for a common living)

In general, private accommodation is advertised by:

- Landlords
- Rental agencies and rental brokers
- On the internet as well as in
- Daily newspapers and in magazines

Renting private accommodation directly from a broker or rental agency is often much more costly than renting from a landlord or from an already existing WG.

Please be aware that broker or agencies might charge a **commission fee**.

Thanks to a new law you only have to pay commission for a broker if you hired him yourself.

If you search for accommodation through housing ads, you will:

- Find offers for (student) apartments, one-bedroom flats or single rooms, often already **fully furnished**.
- See prices, given for any type of accommodation, that **do not include** the cost of utilities.

2. Accommodation

2.3 Search

Here is a list with some helpful links for searching an accommodation:

Rather short-term:

Hostels near Macromedia University

<https://www.smart-stay.de/en/hotels/munich/hostel-munich-city/>

<http://www.the4you-hostels.com/en/munich/>

<https://www.aohostels.com/en/munich/>

www.hostelbookers.com/

www.hostels.com/

Holiday flats

<http://www.holiday-homes-online.com/>

<http://www.9flats.com/munich-bavaria-germany>

<http://www.muenchen-travel.com/>

<https://www.holidu.com/>

<http://www.fewo-direkt.de/urlaub-ferienwohnung-ferienhaus/deutschland/muenchen-umgebung/r266> (German)

Stylish, expensive offers by agencies

<https://www.mrlodge.com/>

<http://www.flathopper.de/en/>

2. Accommodation

2.3 Search

Long- and short-term:

Rental agencies / Online search engines / Online real estate portals

www.airbnb.com

www.badi.com

www.uniplaces.com

<https://munich.craigslist.de/?lang=en&cc=gb>

www.host-a-fan.de/

www.wg-gesucht.de/en/

www.mitwohnzentrale.de

<http://www.fineandmine.de/en/>

<https://muenchen.homecompany.de/en>

www.wimdu.co.uk

www.medic-living.com

<https://youniq-living.com/en/location/munich/>

www.immobiliemarkt.de (German)

www.bvk-immobilien.de (German)

www.studenten-wohnung.de (German)

www.wg-welt.de (German)

www.wgcompany.de/ (German)

www.immobilienscout24.de (German)

www.immonet.de (German)

www.immozentral.com (German)

www.immobilo.de (German)

www.gloveler.de (German)

www.nestpick.com (German)

www.tagesspiegel.immowelt.de/ (German)

www.immowelt.de/liste/muenchen/wg/mieten?sort=relevanz (German)

www.ebay-kleinanzeigen.de/s-auf-zeit-wg/muenchen/c19916411 (German)

Newspaper ads

<http://immobilienmarkt.sueddeutsche.de> (German)

<http://immobilien.merkur.de> (German)

www.kurzfuendig.de/immobilien/s-27.html (German)

www.wochenanzeiger.de/immobilien (German)

www.abendzeitung-muenchen.de/immobilien (German)

Facebook Groups and Sites

„Macromedia University / Find, share, connect“

www.facebook.com/groups/356078501220632

„WG & Wohnung München gesucht“

www.facebook.com/groups/wg.wohnung.muenchen/?fref=ts

„WOHNEN TROTZ MÜNCHEN“

www.facebook.com/groups/wohntrotzmuenchen/?fref=ts

„Wohnungen in München -provisionsfrei-“

www.facebook.com/groups/wohnungenmuenchen/?fref=ts

„Wohnung frei in München“

www.facebook.com/wohnung.frei.muenchen

2. Accommodation

2.4 Housing Recommendations

The Fizz

THE FIZZ

We are pleased to introduce *the Fizz* as a new partner of Macromedia University:

The Fizz is a new housing complex in town providing student flats. Just in time for the summer semester *the Fizz* opens its doors and you can already apply for an apartment now.

Why *the Fizz*?

- **new** building (tenancy start: April 2021)
- **fully furnished** accommodation (incl. private bathroom and kitchen) and further services (wifi, washing and drying rooms, study room, security service etc.)
- enjoy your **private space** but also be **part of the community** and meet your neighbour students (e.g. rooftop terrace, lounge and gaming area, community kitchen etc.)

For **booking requests** please contact **sales@the-fizz.com** or phone **+49 89 889 690 300**

For further information please consult their **website: <https://www.the-fizz.com/en/>**

2. Accommodation

2.4 Housing Recommendations

StudentHomes Munich

StudentHomes Munich offers five **exclusive student apartments**, privately owned, in a student apartment house located in the trendy and central district *Bogenhausen/Haidhausen or Freimann*. The universities, the *Isarauen* and the English Garden can be reached easily. A modern shopping center with a pharmacy, supermarket and fitness center is nearby. Public transport stations are in walking distance.

Apartment:

All apartments (three different types) have a size of approximately **23 to 38 m²** and are already **furnished**. The equipment varies depending of the type of the apartment. **Common space** areas on the ground floor and on the roof top can be used for studying or a cozy get-together with other students. A common laundry and drying room as well as a car park can be used at extra fees.

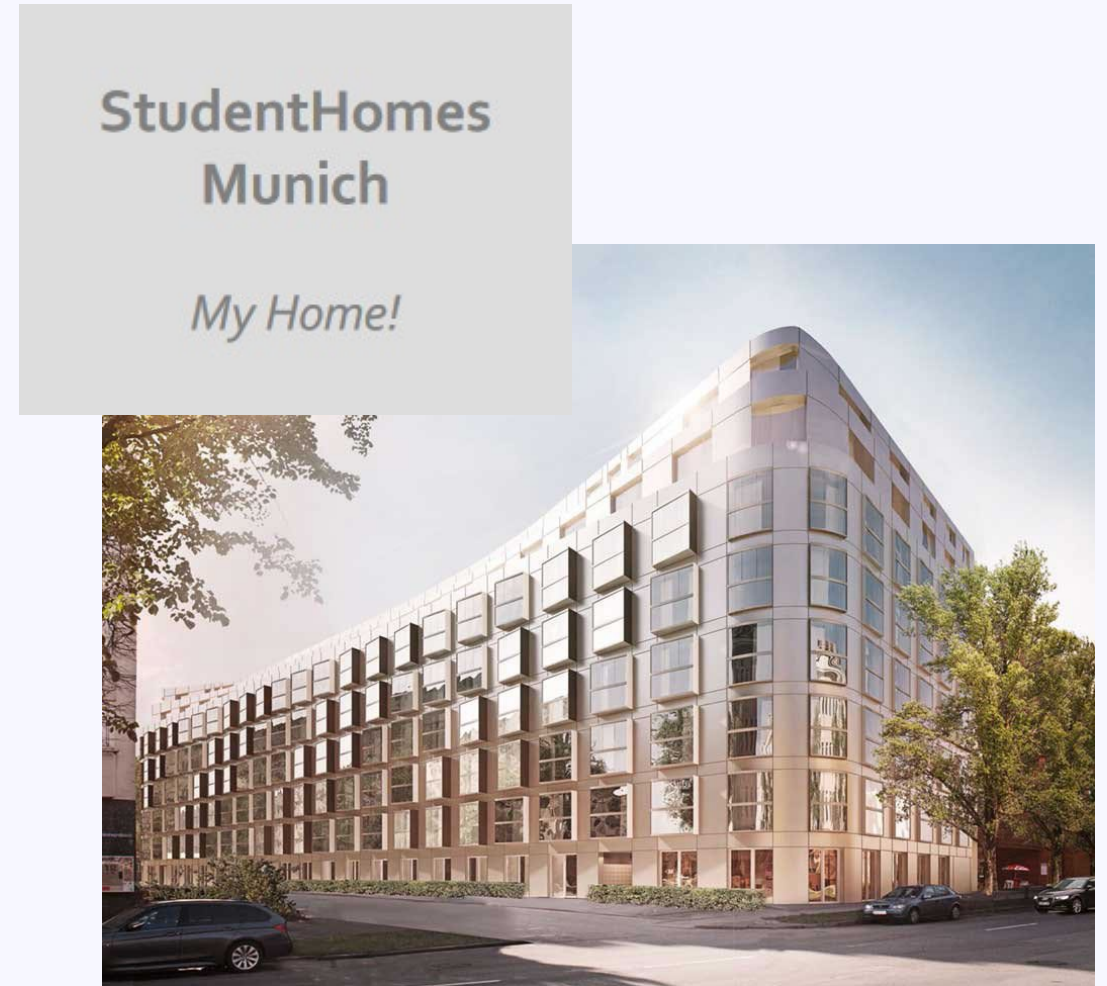
Depending on the size of the apartments, the **rent** varies between **940,00€ and 1.580,00€**, including internet, heating, hot water and electricity costs. **Minimum** duration of stay is **6 months to 1 year**, but can be extended.

Locations:

Steinhauser Straße 1-3, 81677 Munich-Bogenhausen (opened in August 2018)
Floriansmühlstraße 20, 80939 Freimann (opened in summer 2020)

Contact details:

Ms. Dr. Harth
Email: info@studenthomes-munich.com
Phone: +49 160-966 86 267



neubau compass: www.neubaucompass.de/neubau/my-room-premium-muenchen/

2. Accommodation

2.4 Housing Recommendations

HousingAnywhere

HousingAnywhere is an international platform for students, interns and young professionals that provides verified furnished accommodation in over 400 cities around the world. In Germany, the focus cities are Munich, Berlin, Hamburg, Cologne and Frankfurt.

<https://housinganywhere.com>

HousingAnywhere Munich

The platform guarantees a safe and easy way to search as well as book accommodation in Munich. It is possible to book a room and apartment without having to visit the property beforehand.

On the platform it is possible to book a room and an apartment without having to visit the property beforehand.

<https://housinganywhere.com/s/Munich--Germany>



**Thanks to our cooperation with HousingAnywhere you may
→ use this unique link to be more likely accepted by the landlords**

2. Accommodation

2.4 Housing Recommendations



Macromedia's Housing Partner Uniplaces

The online student accommodation brand Uniplaces provides accommodation in 37 cities in five different countries*, amongst others also in Munich.

How does it work?

You can search for a room online, read the details provided about the accommodation, select the room you like and book it directly online.**

Depending on the landlord the lease agreement is at least 1 month, some landlords insist on you staying at least 3 months in the chosen accommodation.

The first rental payment as well as the service fee*** need to be transferred to Uniplaces and will be forwarded to the landlord by their team. The remainder of the time the rent needs to be transferred directly to the landlord.

Uniplaces Munich

www.uniplaces.com/accommodation/munich

Contact details:

https://help.uniplaces.com/help/s/contactsupport?language=en_US

* As of February 2021

** Please be aware of the fact that no accommodation can be guaranteed as there is the first-come, first-served principle.

*** The one-time service fee depends on the amount of the monthly rent. You'll know what your service fee is when you're sending a booking request.

Students who are interested in booking a room via Uniplaces get a 10% discount on the service fee with the discount code provided by Macromedia University thanks to our agreement with Uniplaces.

Promocode for Macromedia: **MACROMEDIA**

3. Munich's districts

Munich, Germany's 3rd largest city, consists of 25 districts.

Discover more about Munich's districts and their individual charm here:

www.munich.travel/en-gb/categories/discover/urban-districts/districts-of-munich



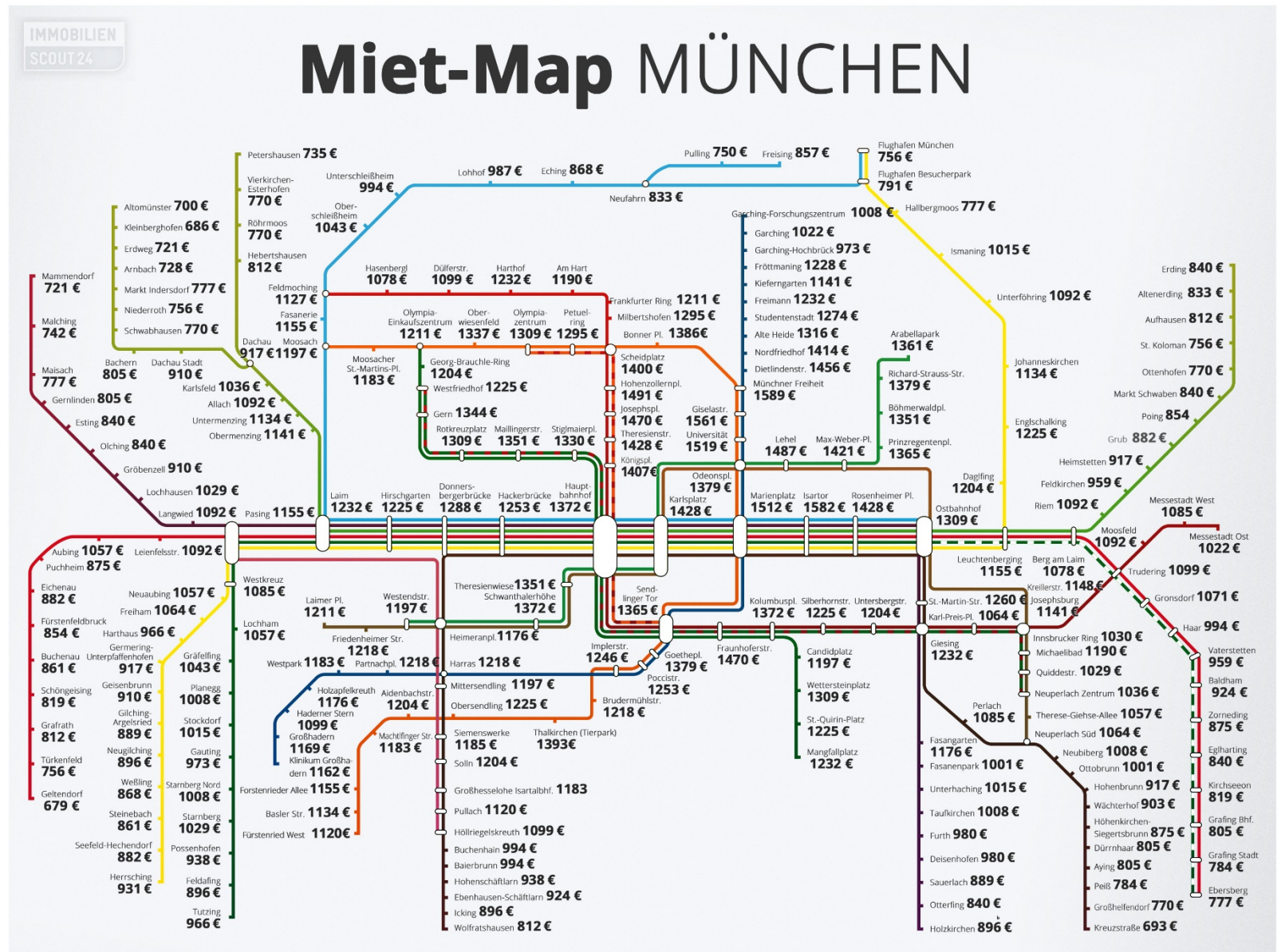
Simply Munich: <https://www.munich.travel/en-gb/topics/urban-districts/classical-and-curious>

3. Munich's districts

Average Rent

Rental prices depend first and foremost on the location in the city. Obviously, the closer to the city center you wish to live, the higher the rent. This rental map, published by the large housing portal Immobilienscout24, gives you some idea of prices.

Prices are calculated for two rooms in a 70 m² apartment, including cold rent only.



Die Mietpreise in Euro beziehen sich auf die durchschnittliche Kaltmiete für eine Zwei-Zimmer-Wohnung von 70 m².

Immobilienscout24: <https://www.immobilienscout24.de/immobilienbewertung/ratgeber/mietpreise-und-kaufpreise/mietspiegel/miet-map-muenchen.html>

4. Housing Glossary

Altbau – old building, roughly refers to pre-World-War II-style buildings

DG (Dachgeschoss) – top floor

EG (Erdgeschoss) – ground floor

Mindestmietdauer – minimum rental period

Nachmieter – subsequent tenant

Nebenkosten (similarly *Betriebskosten*) – costs in addition to the basic rent such as utilities, running costs

Neubau – new building, roughly refers to buildings constructed since World War II

Nichtraucher – non-smoker

Provision – agent charge

Provisionsfrei – no agent charge

Staffelmiete – step-up lease

Schufa-Auskunft – credit check*

Untermietvertrag – sub-rental agreement

Untermieten – to sub-rent

Vermieter – landlord

Warmmiete – warm rent including utilities, e.g. heating, warm and cold water, gas

Kaltmiete – cold rent without additional costs

Kaution – deposit

Mieten – to rent

Mieter – tenant

Mietvertrag – rental agreement, rental contract

Wohnberechtigungsschein (WBS) – certificate for flats subsidized by the state – difficult to obtain for non-German citizens

Wohngemeinschaft (WG) – flat-sharing community, shared flat

Zimmer (Zl) – room

ZKB (Zimmer, Küche, Bad) – room, kitchen, bathroom; used in ads: 1 ZKB, 2 ZKB etc.

Zwischenmiete – intermediate rent, i.e. renting a room in a shared flat or an apartment for an intermediate period

Sources:

www.jonworth.eu/how-to-find-a-flat-in-berlin

www.justlanded.com/english/Germany/Germany-Guide/Housing-Rentals/Glossary

(with a useful overview of relevant abbreviations)

*For details, see following page

5. Schufa

What is Schufa?

Schufa Holding AG is a German protection company for general **creditworthiness**. Everything you leave unpaid, like bills or fines, will be registered in your record history. Schufa thus **rates your ability to pay your bills** and can **check whether you are creditworthy or not**.

Please note:

Current loans do not count as debts, only if you cannot / will not pay a loan back, it will appear on your record.

Why do I need Schufa?

As soon as you have completed your registration in Germany / Munich and want to close a contract, your credit record, called *Schufa-Auskunft*, will be automatically created. This is relevant, for instance, when you want to sign a mobile phone contract.

Accommodation search:

In most cases, the landlord requires a *Schufa-Auskunft* in addition to other financial documents to determine whether you are able to pay for rent.

Please note:

Having negative items on your credit record does not necessarily mean that you will be declined as a contract partner; however, the more negative items your *Schufa-Auskunft* shows, the more difficult it will become for you to close contracts.

How can I obtain my *Schufa-Auskunft* and how much does it cost?

The easiest way to obtain your *Schufa-Auskunft* is to request it online. It will then be sent to your postal address. Since 2010, Schufa has been obliged to provide your credit record for free, but only once a year. On the website, however, it proves to be quite tricky to find the free request form since Schufa is interested in promoting fee-based alternative options.

- Visit www.meineschufa.de
- Click on the button: “Auskünfte”
- On the left-hand side, you find this menu item: “SCHUFA-BonitätsAuskunft”
- Now you can select the “Order form for a SCHUFA credit report” on the right-hand side (Downloads) in English:
- The respective PDF file should open up
- Fill out the form and send it via postal mail to the address indicated along with a copy of your passport and your confirmation of registration at the Residents Registration Office (*Meldebescheinigung*)

Make sure to leave out the “SCHUFA Credit Report at a price of €29.95” section. If you fill out and sign this section, you will have to pay.

It can take a while until you receive your *Schufa-Auskunft*, so you may want to request it as early as possible

6. Contact

If you have further questions regarding housing, please contact the International Office or your Campus:

Campus Munich

Email:
campus.muenchen@macromedia.de
Phone: +49 (0)89 544 151 - 0
Munich

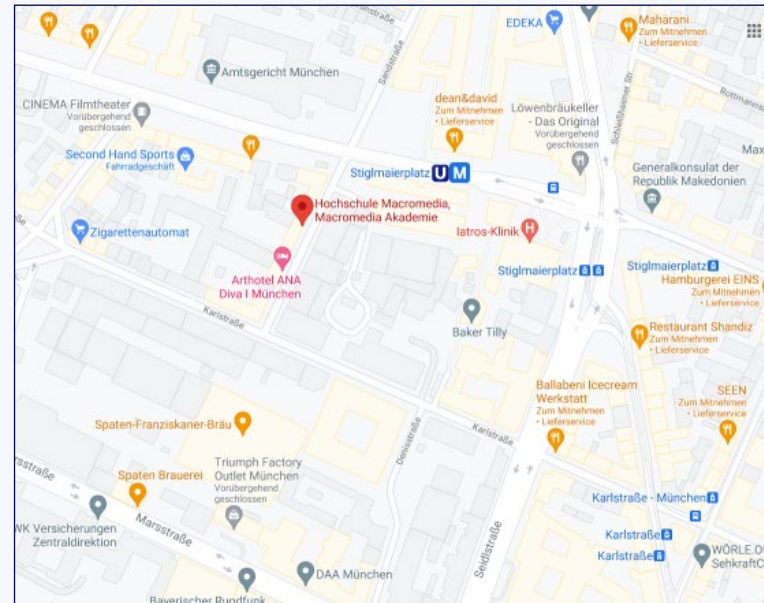
Macromedia University

Campus Munich

Sandstraße 9

80335 Munich

Germany





macromedia
university