



























Housing Guide for International Students




































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Website available in German 

Website available in English 

International Center Contacts

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D MÜNCHEN12 (EUC Charta Code)

<http://www.facebook.com/MBS.Exchange>

Before you start searching

To assist incoming students with housing, the International Center at Munich Business School has created this housing guide. It lists some apartment complexes and rental agencies, which current or former students referred to us. The guide also contains general links and tips.

We know that it can be quite challenging to find accommodation in Munich. This guide should help you get an overview over the housing market and the renting situation in Munich. Unfortunately, it is not a guarantee that you will find something until you start your studies at MBS.

It happens quite often that students are not able to book something from abroad because their budget is limited and they therefore are dependent on finding a room in a shared apartment. However if this is something you are looking for then be prepared that your roommates want to meet you before you move in.

If you are not able to find accommodation from abroad, we suggest that you at least book a room for the first two weeks in Munich, get a German phone number as soon as you are in Munich and try to find something here. It might be easier if you are able to meet the property owners or roommates in person.

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Also, keep in mind that rooms or apartments are only online for a short period. It only takes about 1-2 hours for a property owner to receive enough requests for an apartment / a room. Therefore if you have an offer that is not a fraud (please check page 8) do not think too long. If you are not sure contact us, we are happy to help.

Note: Students applying for the fall semester must start the housing process early, as housing (including hostels) is scarce around the time of the Oktoberfest (mid-September to early October).

How to find accommodation and what to be aware of

Living in Munich

Munich is a vibrant and relatively safe city with a great public transportation system. Typically, students live in or around the city center. MBS is located in a business area, so students usually prefer to live in more socially vibrant neighborhoods. It is very common in Munich to travel 30 minutes to school or work by public transportation. Most people also have bikes they use for their daily travel to work or university. Location of MBS on Google Maps: <http://maps.google.com/>

Public Transportation - Getting around in Munich

Munich has a comprehensive public transportation system (called MVV) consisting of a network of U-Bahn (subway/underground), S-Bahn (suburban train = above ground train), tram (streetcars) and buses. Students can purchase a monthly ticket, which covers all means of transportations. MBS is four U-Bahn stops away from the central train station (or City Center) and can easily be reached via U-Bahn (U4 or U5, exit Westendstraße), Tram or Bus.

If you want to plan your travel in and around Munich use the following website:

<http://www.mvv-muenchen.de/en/home/index.html>

If you want to download network maps or Tariff maps use the following link:

<https://www.mvv-muenchen.de/en/maps-stations/maps/index.html>

App for mobile phones: Download the app “MVG Fahrinfo München” and change the language settings to English

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Finding a Place to Rent

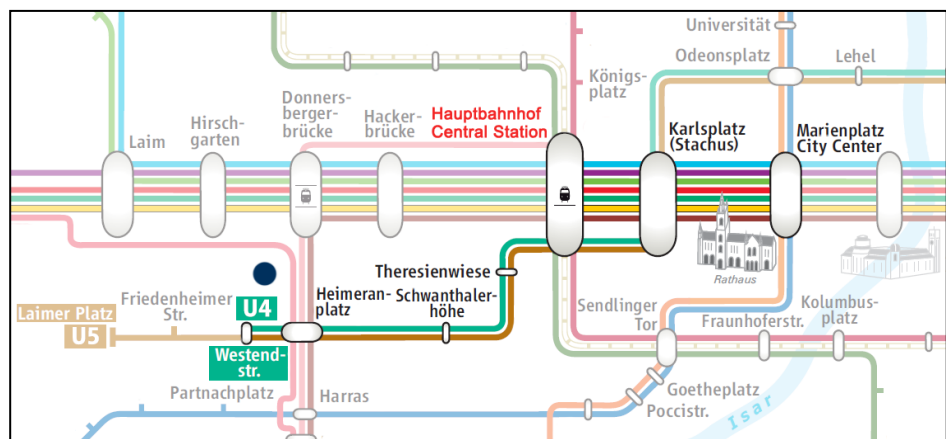
Besides the listings provided in this document, places to rent are usually found on rental websites that are often in German. While some rentals are directly rented out by the owner, many rentals are offered through rental agents. Be aware that rental agents might charge you 1-2 months' rent plus VAT tax for their referral services. Please check that before you use agencies or agents.

Here are some commonly used abbreviations that may help you:

- 3ZKDB: 3 rooms (Zimmer) and kitchen (Küche), hallway (Diele), and bathroom (Bad)
- €650+ NK: €650 basic rent plus utilities (Nebenkosten)
- EBK: built-in kitchen (Einbauküche)
- Zi. i. WG: room in WG (room in apartment share or Wohngemeinschaft)
- KM: basic rent (Kaltmiete)
- Wfl.: living area in square meters (Wohnfläche)

You only have one chance to make a good first impression

The competition in Munich for the best and cheapest rentals is very high and it is worthwhile to make a great first impression. As a student, you may face discrimination due to negative stereotypes about student renters. It is therefore up to you to demonstrate that you are the best applicant.



- **It starts with the phone call or e-mail.** Be polite, speak slowly/write formal, and be succinct with your questions. Since most people have very busy lives, you may reach a message machine or you have to wait a little bit longer until you get an answer to your e-mail. However, do not get frustrated. It shows in your voice and in your writing and can make a bad impression. Inform yourself about the property first before you contact the agency / owner.

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- **Be prepared.** Prepare a copy of your personal application packet so that you are able to send required documents as soon as possible (resume, ability to pay by providing income and bank statements or by having a parent by your side). This shows a potential landlord that you are responsible, motivated and organized by presenting them with almost everything they need to know. If you plan to share the rental with housemates, make sure to include their information as well.
- **Dress for the occasion.** When you meet with your prospective landlord, you are potentially entering into a business relationship. Present a neat and clean appearance; consider dressing as you would for a job interview.
- **Keep your appointments and be on time.** If you cannot make an appointment, call to reschedule or cancel as soon as you know. Everyone understands that emergencies arise, but no one likes to be stood up without an explanation or apology. Munich landlords usually have hundreds of other interested tenants who would be happy to take your place.
- **Be prepared financially.** Owners and managers typically ask for first month's rent and a security deposit equal to 2-3 months' rent in advance. Be prepared to pay the deposit and the first month's rent when you sign the rental agreement. Always get a receipt for any financial transactions.
- **Tip for international students:** German Language skills make the search for a private apartment much easier.

Rental Agreements and Deposits

Written rental agreements are common and contain different rental terms; some contracts may specify the rental dates, whereas others are open-ended. Rental contracts are usually from the 1st of a month till the end of a month. Students moving in later or leaving earlier may have to pay rent for a full month. An 'advanced termination notice' can be up to 90 days and should be inquired about before signing a contract. Landlords can ask for 2-3 months' security deposit from tenants. The landlord must return the deposit, minus any damages to the rental property. According to German law, the landlord has six months to return the deposit and to clarify any outstanding allowances. Typically, rents have to be paid by the first of each month by bank transfer. Landlords commonly ask a tenant to have a bank account in Germany from which the rent is automatically deposited into the landlord's account every month. If you don't have a German bank account please be prepared that you have to pay the rent in advance.

Rental Prices

Rents in Munich are generally high. Students therefore often share apartments to save costs. Rentals are often unfurnished. Below are some examples of rental options:

- **Room in shared apartment:** Renting a room in an apartment can range from €500 to €700 per month, depending on the size and location of the room. Utilities (electricity, heating, Internet, licence fee etc.) are typically excluded and can add another €80-€100 per month. The bathroom and kitchen are usually shared and rooms can either be furnished or unfurnished.
- **Renting a studio (one room with kitchen and own bath):** Average rents for these apartments range from €700 to €900 (plus utilities), depending on the size, quality, and location of the apartment.

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- **Apartments:** Apartments are divided into 1-Zimmer (studio), 2-Zimmer (1 bedroom, 1 living room), 3-Zimmer (2 bedrooms, 1 living room) etc. The average monthly rents for a '2-Zimmer' apartment typically range from €800 to €1100 (plus utilities) and €1200 to €1500 (plus utilities) for '3-Zimmer' apartments.

Cost of Living

We estimate that your living costs will be around €1250 per month. Your budget will mostly depend on how you manage your free time (e.g. travelling, eating out, opera, concerts, using sports facilities, visiting museums and clubs).

Below is an example of an exchange student's monthly budget:		
Category	Example 1*	Example 2**
Rent	€700	€900
Electricity, Heating, Wifi	€150	€250
Groceries/Food	€320	€320
Public transportation	€50	€50
Statutory health insurance (includes student discount)	€90	€90
Phone	€50	€50
Miscellaneous (incl. Books)**	€110	€160
Total	€1470	€1820

*Example 1: Usually a room in a shared apartment (Can be found via <https://www.wg-gesucht.de/en/>)

**Example 2: A typical rent for a furnished studio (1 room apartment) in Munich

Fraudulent Rental Listings (Scams / Frauds)

No matter where you look for rental, be aware that there can be fraudulent rental offers anywhere. Therefore, do not send any money to anyone in advance before checking. If you found a rental, contact us before signing any agreement or sending any money. Remember! If it sounds too good to be true, it probably is not true.

Please watch out for the following hints and please do not pay any money to those people:

1. The room offer is written in English only
2. You can contact the person by e-mail only. No full contact details such as persons full name, telephone number or address are given. Very often, the person claims to be in the UK.
3. The room or apartment is too cheap for Munich (see rental prices above).
4. Pictures that look like they are taken from a catalogue or a brochure. The pictures are usually high class pictures and if you go through you can see that those are not pictures from one apartment. Check the background of the pictures, does the kitchen in the background match the official kitchen picture in the offer?
5. If the Landlord asks you to do a transfer or any payment before actually having met them.
6. The property owner asks you to send money via Western Union or with a similar money transfer company. The property owner is not asking anything personal about you. Sometimes they ask too many personal questions, which is then fishing for information they could use for other frauds.
7. Always check if the contact in the offer is the same contact that answers you. Use google to check names and if the person gives you information, e.g. "I am a director at Deutsche Bank and bought the apartment for my daughter" then google the name and check if the person really is a director at the given company.

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8. Please remember they get better and even build websites that look similar to the ones of Airbnb etc. If you had contact via e-mail and then receive a link for Airbnb then please check if you can use any further functions on the website and compare if it is a link to the original website.

Example Scam E-Mail:

The proposal was for a one room apartment (25,87m²) for 600€ warm and was found via a website for shared apartments, that people use to find accommodation. The apartment was unfurnished and had a kitchen included. After contacting the landlord via e-mail whose name was Mr. Klaus Hufnagel in the proposal we received an answer from a person called Berislav Ljubas.

The e-mail response was definitely a scam and was deleted from the website a day later:

Hello,

I just read your e-mail regarding my apartment. My name is Berislav Ljubas, I am 51 years old and I'm working as an architect in London, United Kingdom. I bought this apartment for my work, but now i'm back at home permanently, so I'm renting it out. I will not use the place anymore, so you can rent it even for a long term. The minimum period is 2 months and maximum period is 10 years. The flat is fully furnished and renovated and equipped with air conditioning, dishwasher, microwave, refrigerator, washing machine, LCD TV, etc. You can use my furniture, or you can also use your own if you prefer. If you decide to use yours, you can store my furniture in the large basement cellar.

Also, very important, the utilities (water, electricity, Internet, digital TV,) are included in the rent of 450,00 EUR. If you are interested in renting my apartment, please email me back.

Friendly greetings from the United Kingdom!

Berislav Ljubas

Agency: Accompanied Home Search Support & Additional Services

In case you need some professional home search support, please feel free to contact off-campus housing referral service - Bridging Cultures - a Munich-based Relocation Company*. Your contact at Bridging Cultures is Mrs. Sabine Zuran who will be present during the MBS Orientation Days and will answer all questions you might have. If you need her support before the start of the semester, please contact Ms. Zuran directly and mention that you are a future MBS student.

*** Legal note: Agreements will be made between the student and Bridging Cultures directly. MBS is not liable for any services offered by Bridging Cultures.**



Sabine Zuran

E-Mail: sabine.zuran@bridging-cultures.com

Tel: +49 (0)89 80 95 96 81

Mobile: +49 (0)176 45 87 37 74

Website: www.bridging-cultures.com

Please note: Offered rentals are furnished apartments and have to be rented for at least 6 months. Rentals that are shorter than 6 months are usually only available via serviced apartments (more expensive) or by renting a room in a shared apartment.

The listed services are only an overview. If you need any further or additional services just ask and an offer can be made.

Special Offer: Discount on specific packages for MBS students

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PACKAGE 1	PRICES IN EUR**
Home Finding unaccompanied (up to 3 proposals)	590.-
Lease agreement negotiation, translation & check (140€)	FREE OF CHARGE
Accompanied handover of the property incl. detailed handover protocol	290.-
TOTAL	880.-

PACKAGE 2	PRICES IN EUR**
Home Finding accompanied (up to 3 viewings)	1.160.-
Lease agreement negotiation, translation & check (140€)	FREE OF CHARGE
Accompanied handover of the property incl. detailed handover protocol	290.-
TOTAL	1.450.-

PACKAGE 3	PRICES IN EUR**
Visa application	460.-
Registration at the local authorities	210.-
Application of residence permit in the host country	410.-
SUBTOTAL	1.080.-
Discount	110.-
TOTAL	970.-

****Prices include taxes**

List of all services than can be booked separately

SERVICES	PRICES IN EUR**
Visa application	460.-
Registration, re-registration or de-registration at the local authorities	210.-
Application of residence permit in the host country	410.-
Home Finding unaccompanied (up to 3 proposals) <u>Included services:</u> <ul style="list-style-type: none"> Individual needs assessment Pre-selection of up to 3 short-term furnished rentals according to your individual requirements from which you can decide – either viewing the home on your own or without having a look at the rental if you are still abroad Securing the apartment 	590.-
Home Finding accompanied (up to 3 viewings) <u>Included services:</u> <ul style="list-style-type: none"> Individual needs assessment Welcome pack and local area information Pre-selection of properties according to your individual requirements Arranging viewing appointments with landlords or real estate agents Meet & greet prior to conducting the home finding tour Accompanied visits of the properties 	1.160.-
Lease agreement negotiation, translation & check <u>Included services:</u> <ul style="list-style-type: none"> Lease agreement negotiation with the landlord Check of the rental agreement Summary translation of the rental agreement into English 	140.-

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<ul style="list-style-type: none"> • Collection of the signatures • Coordination of the deposit payment 	
Accompanied handover of the property incl. detailed handover protocol <u>Included services:</u> <ul style="list-style-type: none"> • Accompanied handover of the property • Detailed written handover protocol 	290.-
Settling in utilities Registration of water, electricity, gas, broadcasting license fee	140.-
Settling in entertainment: Registration of internet, phone & TV	290.-

****Prices include taxes**

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Student Housing: Mostly Long Term Rental Options

Campus Südseite – min. of 3 months

<http://www.campus-suedseite.de/en>

Location: Baierbrunner Str. 50, 81379 Munich (Area is called Obersendling)
Tel. +49 (0)89 15701661/2

info@campus-suedseite.de

- 300 fully furnished rooms, 19-30 m²
- Monthly rent between 620 and 750 euros
- Recreational areas and parks are not far from the facility as well as the river Isar
- The complex is about 15 minutes away from MBS



Young Living München – min. of 12 months

<https://www.staendler45.com/>

Location: Ständlerstraße 45, 81549 Munich (Area is called Giesing)
Tel. +49 (0)89 23 23 727 0

staendler45@hausverwaltung-kribitzneck.de

- A newly renovated and reopened (in 2019) student housing option
- Numerous Single Apartments, which cost between approx. 710 and 1.400 euros
- They are fully furnished and have an integrated private bathroom and kitchenette
- About 30 minutes by public transportation away from MBS



CAMPUS VIVA – min. of 6-12 months

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

Location: several buildings in Munich

Please note that if you wish to apply for one of the apartment options at Campus Viva, the documents required need to be handed in as soon as possible as the campus distributes the accommodation options on first -come -first serve basis!

info@campusviva.de

- About 1000 single apartments for students
- The studios come fully furnished with private kitchen and bathroom
- In some buildings also shared apartments and double occupancy are available
- Starting at 675 euros



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Youniq Student Housing – min. of 12 months

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

Location: Schleißheimerstraße 323, 80809 München (Munich North)
Tel.: +49 800 4968647

kontakt@youniq.de

- two apartment complexes with one-room accommodation
- completely furnished
- Monthly rent between 500 and 1000 euros
- About 40 minutes away from MBS and about 15 minutes to downtown Munich



Partio Living – min. of 12 months

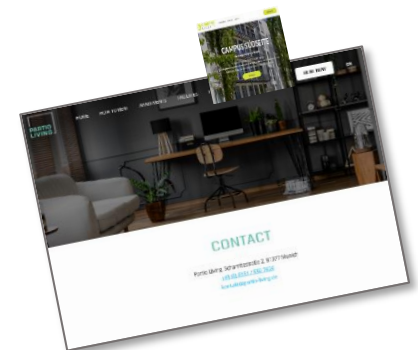
<https://www.partio-living.de/en/>

Location: Scharnitzstraße 22, 81733 Munich (Sendling-Westpark)
+49 (0) 8151 550 7626

kontakt@partio-living.de

Description of Property: This

- new student housing option (June 2019)
- 33 studio-like rooms plus 2 shared units with 3 rooms each and shared kitchen
- Furnished, monthly rent between 750 and 900 euros
- About 15 minutes from MBS via public transportation (Bus 63) or 10 minutes by bike



Student Living Center – min. of 12 months

<http://www.studentenwohnung-garching.de/>

Location: SLC: Freisinger Landstraße 47, 85748 Garching
GLC: Einsteinstraße 3, 85748 Garching
Tel.: +49 (0)89 990 160 810

info@jost-hausverwaltung.de

- Five different apartment types which differ in size and range from 27 m² up to 48 m²
- Fully furnished
- Monthly rent between 650 and 850 euros
- Both buildings are situated in the north of Munich, about 45-50 minutes away from



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Uni Apart – min. 12 months

<https://www.uniapart.de/en>

Location: Schleissheimerstraße 330, 80809 Munich

Zwillingstr. 4, 80807 Munich

+49 (0)841 - 49 15 718

info@uniapart.de

- 72 fully furnished apartments
- Both apartment buildings are located in Milbertshofen
- Monthly rent between 650 and 1050 euros
- About 20 minutes to the city center and 25 minutes to MBS with public transportation



StudioM – min. 6 – 12 months

<http://en.studentenappartements-muenchen.de/>

Location: Landsbergerstraße 272, 80687 München

Tel.: +49 (0) 941 30717

immobilienverwaltung@riebling.eu

- A newly build complex with fully furnished apartments
- A total of 400 one-bedroom apartments
- Monthly rent between 560 and 845 euros
- About a 15 Minute walk to MBS



SÜDWINK – min. 6 – 12 months

<https://www.suedwink.de/en/suedwink-studenten-apartments-2/>

Location: Constanze-Hallgarten-Str. 6, 81379 München (Obersendling)

+49 (0)89 552797-44

vermietung@studentenapart.de

- 150 fully furnished, newly built apartments, including balcony
- 20 to 39 m² Feng Shui apartments with smart room concept
- Rent starting from 650 euros
- About 15 Minutes to the city center and about 30 Minutes to MBS



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The StayCampus – min. 6 – max. 12 months

<http://www.thestaycampus.de/en/home/>

Location: Käthe-Kollwitz-Straße 2, 82152 Martinsried
+49 (0) 89 897454813

info@thestaycampus.de

- A modern complex with well-groomed apartments
- 4 different apartment types
- Rent starts from 655 euros
- About 55 minutes to MBS by public transportation



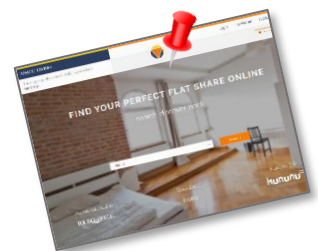
Online Agencies: Short-term & Long-term Rental Options

Before using, the following websites please always read their FAQ sections and information on how to become a host on the website. Rental agencies offer furnished apartments with flexible rental durations. Renters must sometimes pay a commission equal to 1 ½ month's rent depending on the duration of the rental period.

Medici Living

<https://www.medici-living.com/>

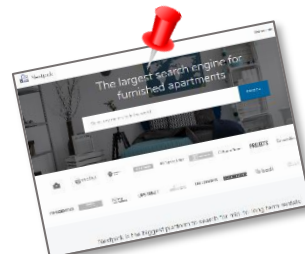
- A professional flat share Provider for Munich and other cities
- Fully furnished rooms



Nestpick

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

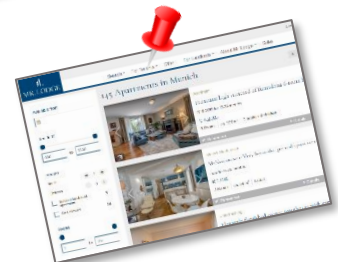
- Online rental platform
- Global search engine for furnished apartment
- Mid-to-long term rentals



Mr. Lodge

http://www.mrlodge.de/englisch/e_home.htm

- Agency for furnished apartments in and around Munich
- Apartments can be rented for 6 to 36 months



Liz Frey & Company

<http://www.lizfrey-relocation.com/>

- Furnished Apartments and Flats in Munich
- For short and long-term rentals



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Airbnb

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

- Alternative to hotels accommodations, more short-term-stays
- Entire homes, private rooms and shared rooms



Munich Escape

<http://www.munichescape.com/>

- A collection of various types of accommodation
- Several suites and apartments sleeping 2 to 20 guests



HomeCompany München

www.muenchen.homecompany.de

- Full service agency for short term accommodation
- Furnished flats and apartments



Flat Hopper

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

- Agency for furnished temporary accommodation
- A minimum rental period of 3 months



City Mitwohnzentrale e.K.

www.elodge.de

- Furnished temporary accommodation
- Entire homes, private rooms and shared rooms



Mr. Living

www.mwz-munich.de/

- Furnished and unfurnished rooms and apartments
- For short and long-term rentals



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Serviced Apartments – Short Term and Long Term - Higher price segment

Brera Serviced Apartments

www.brera.de

- Directly opposite of MBS
- Alternative to a hotel room (from 60 euros/night)
- From 7 nights on



Concept Living Munich

www.concept-living-munich.de

- Modern serviced apartments, fully furnished
- Prices from 65 Euro per apartment per night



The Flag Munich

<https://the-flag.de/en/serviced-apartments/munich/>

- Hotel & Serviced Apartments in Munich close to Olympia Park
- Prices from 65 Euro per apartment per night



Studiomuc

<http://www.studiomuc.de/vermietung.htm>

- Furnished accommodation on a temporary basis
- About 350 apartments



JOYN- Serviced Apartments

<https://joyn-living.com/en/about-joyn/>

email: hello@joyn-living.com

telephone: +49 (0) 69 247472 300

IG dm: @joyn_living

- Stylish apartments which provide space, privacy and comfort
- Fully furnished: wardrobe, desk, pantrykitchen, private bathroom with shower, WIFI, smartTV
- Features and services: bar, transport links, TV lounges, washing lounge, CCTV, community, learning lounges, fitness
- **Online student offers possible for MBS students: min. 3 months stay**
 - Smallest apartment category „BASIC“ (16 sqm): 990 € rent per month(all included)
 - Apartment category „SMART“(2sqm) : 1.090 € rent per month all included

Online booking/enquiry link: <https://www.onepagebooking.com/joynolympic/corporate>

Login ID: MBS 2020 and Password: MBS

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Additional Housing Options – Homestay options or shared private apartments

Homestay

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

- Find hosts and families who will accommodate you
- Homestays provide a truly affordable and safe way to stay
- A selection of over 55,000 rooms in over 160 countries



WG gesucht

<http://www.wg-gesucht.de/en/>

- A portal for rooms in flat shares, Co-living and apartments
- Very common tool in Europe

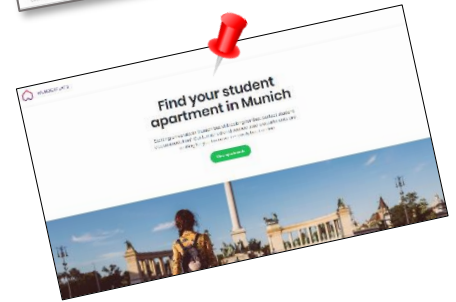


Housing Anywhere

www.housinganywhere.com

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

- A portal for mid- to long-term rental solutions
- Operating in 50+ countries and 400+ cities
- You'll receive an immediate confirmation which can often be used as proof of residency for any visa applications or resident permits you may need



Studenten-WG Part of Housing Anywhere

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

Wunderflats

https://wunderflats.university/munich_business_school

- A portal for mid- to long-term rental solutions
- The price already includes all ancillary and operating costs (internet, heating, furniture, etc.)
- English rental contracts and support



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Erasmusu

www.erasmusu.com

- A portal especially for Erasmus students
- Shared rooms and flats and other information's

Make sure that the rental is legal and the property owner is informed about the sublease, otherwise you will not be able to register at this address. Most people offering on these websites are private, so the likeliness to read scam/fraud offers is higher. Please contact us if you are not sure.

Wohnungmieten-Muenchen

www.wohnungmieten-muenchen.de

Mail: kontakt@wohnungmieten-muenchen.de

Phone: +49 (0) 89 55273179

Mobile/WhatsApp: +49 (0) 17662330715

Skype: wohnungmieten-muenchen

- Direct contact to the landlords
- Commission free and fair prices

Bed & Breakfast and Youth Hostels

Please find below Youth hostels and B&B Places in Munich-City Center for short-term rent (some up to one week, some up to one month). You can book a youth hostel or hotel for about 2 weeks prior to the start of the semester in order to find the long-term accommodation. Always check if they have a policy about the maximum stay at the Hotel, Pension, Youth Hostel prior to booking your accommodation. Be careful in September because due to the Oktoberfest (starts last week of September), hostels are fully booked and extremely expensive.

A&O Hostels

www.aohostel.com

Location: Bayerstr. 75, 80335 München

Arnulfstr. 102, 80636 München

+ 49 (0) 89 45 23575700 or + 49 (0) 89 423595800

- The biggest private owned hostel chain in Europe
- 39 houses in 23 cities with different apartment types

CVJM Jugendgästehaus

www.cvjm-muenchen.org

Location: Landwehrstr. 13, 80336 München

89 5521410

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+ 49 (0)

- reasonably priced board and lodging for single travellers and for groups
- 87 beds in 30 rooms. It is possible to book beds in twin-, triple- and quadruple rooms

Euro Youth Hotel Munich

www.euro-youth-hotel.de

Location: Senefelderstr. 5, 80336 München
+49 (0) 89 59908811

- single, twin and double rooms and a 12 bed dorms
- located in a grand old building just 100m from Munich's main train station



Haus International

www.haus-international.de

Location: Elisabethstr. 87, 80797 München
+49 (0) 89 120060

- meeting place for people from all over the world with 630 beds
- The bedrooms are neat and clean, but their furnishing is rather simple



For you

www.the4you.de

Location: Hirtenstr. 18, 80335 München
+49 (0) 89 5521660

- A variety of well decorated and clean rooms
- Decorated and furnished according to their ecological guidelines



Guidelines for renting a room or apartment

Renting: What am I looking for?

3-Zimmer = 2 bedrooms + living room + kitchen + bathroom

2-Zimmer = 1 living room + 1 bed room + kitchen + bathroom

1,5 Zimmer = This is usually 1 room that can be used as a bed and living room plus a kitchen.

Usually apartments in Germany are unfurnished (no built in cupboards or wardrobes, no kitchen, no lighting fixtures). Furnished apartments are getting more common are however more expensive than an unfurnished apartment

Real Estate Agent Fees

If you hire a real estate agent to find an apartment, and the agent is successful, you will have to pay commission fees. The fee is usually twice the amount of the rent before utilities.

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Costs when Renting

Utilities

In most advertisements the indicated rent is „Kaltmiete“ (cold rent) = Rent without any services such as heating or water. If renting an apartment don't forget to consider the „Nebenkosten“ (extra costs) = costs for heating, warm water, cable, cleaning services (always check with the landlord what costs are included. Electricity usually has to be paid extra).

Deposit

Landlords in Germany usually require tenants to pay a deposit before moving in to insure against possible damages. The usual amount is 2-3 times the rent before utilities. Deposit is refundable when you move out as long as you don't damage anything during your stay. (Please insist on a „handover certificate“ (Übergabeprotokoll) when moving in and out of a room / an apartment). It is also a good idea to take pictures. If something is damaged in your room let your landlord know immediately.

License Fee

Every household in Germany has to pay a license fee. Please check the website for further information: https://www.rundfunkbeitrag.de/welcome/englisch/index_ger.html

Cancellation Periods

Regardless of the terms and agreed lease period in your contract, the tenant has the right to terminate a contract with a three-month notice period. Please make sure that you don't miss any deadlines. A good idea is to always talk to your landlord about cancellation periods when moving in.

Rental Contract

- Rental contracts (or subleasing contracts = Untermietvertrag) are very common in Germany.
- Let someone check the rental agreement who speaks good German.
- Samples can be found online, e.g.
http://www.tempoflat.com/media/static/pdfs/contract_en.pdf

Payment

If you rent an apartment you will need a German bank account as rents are paid with a direct debiting scheme here in Germany. If you move in an existing flat-share community „Wohngemeinschaft / WG“ it may depend on the other tenants, perhaps you are allowed to pay in cash. It always depends on the landlord/ renting party how you have to pay.

Never forget to ask for a receipt if you pay in cash (rent, deposit)!

First and Last Day in the rented Apartment

It is always good to walk with the landlord/ or person who hands over the apartment/ room through the apartment to make sure that there are no bigger damages. (Maybe make photos). Always check the floor, lights, walls (marks, scratches, spots). If there are any when moving in make sure it is noted on the

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“handover certificate” (Übergabeprotokoll). Afterwards you and the landlord should both sign and you keep one copy.

You will do the same when you move out. Never just drop the key and leave without anyone to check the room with you. If you do, these are often the cases where your deposit will not be returned. It is always a good idea to have someone with you when handing over the apartment/ room. At the beginning as well as at the end (four eyes see more than two eyes). Check the Move Out Cleaning List at the End.

Tenants’ Rights

Landlord is obligated to fix any defects (also depends on the overall sum; you might have to pay your own equity ratio).

Therefore always contact your landlord if there are any defects or if you damaged something. Landlords usually look for the cheapest way of fixing things.

Landlords must keep the building in livable condition. Should this not be the case, the tenant has the right to withhold part of the rent according to the damage’s impact on his/her quality of living. Whether this amount is appropriate is often legally settled by an attorney.

Tenants’ Duties

It is the tenant’s responsibility to leave the apartment/room in the same state as when he/she moved in. Damages caused by the tenant due to negligence, improper heating, and ventilation must be paid by the tenant and might be deducted from the deposit.

Tenants’ Behavior

Ventilation/ Heating

Improper ventilation and heating can cause major damage, such as moldy wallpaper which can easily go undetected. It is strongly recommended to open all windows at least once a day for about 3 minutes to air the room; even in winter. This allows the humid air inside to be exchanged for fresh, dry air from outside.

Heating Costs

In order to save on heating costs it is advisable to turn down the heating at night. Especially when you leave the apartment for a couple of days, you should not leave the heating turned fully up. Instead you should adjust the heating to maintain a minimum temperature of 15°C. When you return, it should take less than an hour for the rooms to heat up again.

Drying and Laundry

If the building you are living in does not have a separate room for drying laundry (usually in the cellar), you will have to dry laundry in your apartment. The room you use for drying must be aired out regularly and the temperature should be at least 20°C. If you do not ventilate or heat the room properly, you risk the development of moldy wallpaper which can result in high costs for renovation. These costs might be deducted from your deposit. If your bathroom has no windows, be sure to turn on the ventilator regularly and keep the door open to allow the circulation of air.

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Cooking

If your kitchen is not equipped with a ventilator, you need to take special care to allow for airflow while cooking. We recommend closing the kitchen door, using lids on your pots, and opening the kitchen windows after cooking to allow fumes and smells to leave the kitchen. In certain instances there are also regulations about how often you are allowed to have a barbecue since the smell of charcoal and roasting meat could disturb the neighbors.

Saving Electricity

Remember to turn off electrical appliances when you are not in. If possible use energy efficient lighting.

Sorting of Trash and Waste

In Germany, there are strict laws and general standards for recycling and trash sorting. Each house provides facilities for different kinds of trash to varying extents. As a rule, paper, glass, tins, problematic waste (batteries and medicine for example), and biodegradable food leftovers should not go in the general black container.

More information can be found here: <http://www.howtogermany.com/pages/recycling.html>

Noise

The general rule in Germany is no noise after 10 pm and before 7 am. This includes loud music, using loud home gadgets like drills and mixers, hosting many guests or celebrating in open air etc. On the occasion that you have a party, please inform your neighbors in person and send them a small notice. This is considered polite.

Maintenance

Some houses require the tenants to do housekeeping duties, like sweeping the staircases or shoveling the snow in winter. Normally, these duties are shared by the tenants living in the building and your turn might come just once a month. Please check with your landlord about the regulations in your building. If you don't fulfill your duty in snow-shoveling, for example, you will be liable if somebody slips and gets hurt.

Moreover, your landlord expects you to clean your apartment regularly. This is a prerequisite for leaving your apartment in the same state as when you moved in. Vacuuming the carpets as well as cleaning the windows, tiling, bathtubs, toilets, kitchen surfaces, floors and wiping dust from your furniture will also be expected from single male persons. If you do not have experience in cleaning please ask either the International Center or your landlord for information.

Liability Insurance

A liability insurance is very helpful if something in the apartment breaks or you lose your key. It can easily cost 10.000€ - 15.000€ if you lose it, because all apartments in the house need new keys if all of you use the same entrance door. If you lose your key always, inform your landlord/property owner. It is not allowed to just copy a key on your own. You always have to ask your landlord for permission. You are signing the rental contract where it is mentioned how many keys you receive and this is exactly the sum that is allowed to have.

Move Out Cleaning Checklist if you don't have a cleaning service included

1. Empty all rooms

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2. Vacuum and sweep floors
3. Clean all cabinets and don't leave anything behind
4. Kitchen cupboards are emptied and cleaned
5. Clean all appliances (e.g. fridge, stove, microwave) inside, outside and on top
6. Remove all garbage

Where can I buy used and/or new furnishing?

There are a few websites (German) where people sell or give away for free furniture that they don't need anymore. Please find below the most important ones:

- <http://kleinanzeigen.ebay.de/anzeigen/stadt/muenchen/>
- <http://www.quoka.de/>
- <http://www.markt.de/muenchen/>
- <http://kleinanzeigen.meinestadt.de/muenchen>
- Facebook Groups, e.g. Munich – International Friends Sales

If you prefer buying new furniture you should go to one of many home furnishing centers we have in Munich. Find some examples below:

- www.moemax.de/cms/frontpage
- www.ikea.com
- www.hoeffner.de/muenchen-freiham
- www.daenischesbettenlager.de/
- www.poco.de/

We wish you a wonderful time at MBS in Munich.

If you have any further questions, please let us know. The International Team is happy to help.



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