

TUM. The Entrepreneurial University.

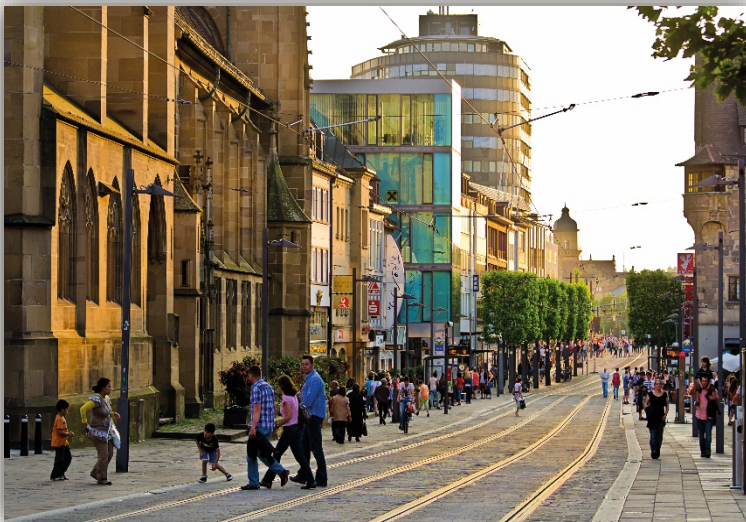
Accommodation search in Heilbronn



Structure of the presentation

1. Accommodation search in Heilbronn in a nutshell
2. Finding your new home in Heilbronn
3. After you found your new home in Heilbronn

1. Accommodation search in Heilbronn



Accommodation search in Heilbronn in a nutshell

- Accommodations in Heilbronn are in high demand. **Start searching two months before** the beginning of each **semester**.
- **Come to Heilbronn** to search for a place, since it is impossible to find a room from abroad.
- Owners offer viewings, when they know you are in Heilbronn.
- **Never rent** an apartment or transfer money **without** having been to **a viewing**. You risk losing a lot of money.
- **Be flexible**: consider accepting an offer for an earlier move, e.g. one month before semester starts; search in all areas of Heilbronn.
- Always **sign a contract**.

2. Finding your new home in Heilbronn

Heilbronn is a super exciting and a safe city that has a lot to offer all year round. Therefore, **accommodation** in the region of world market leaders is **in great demand**.



Important things to know

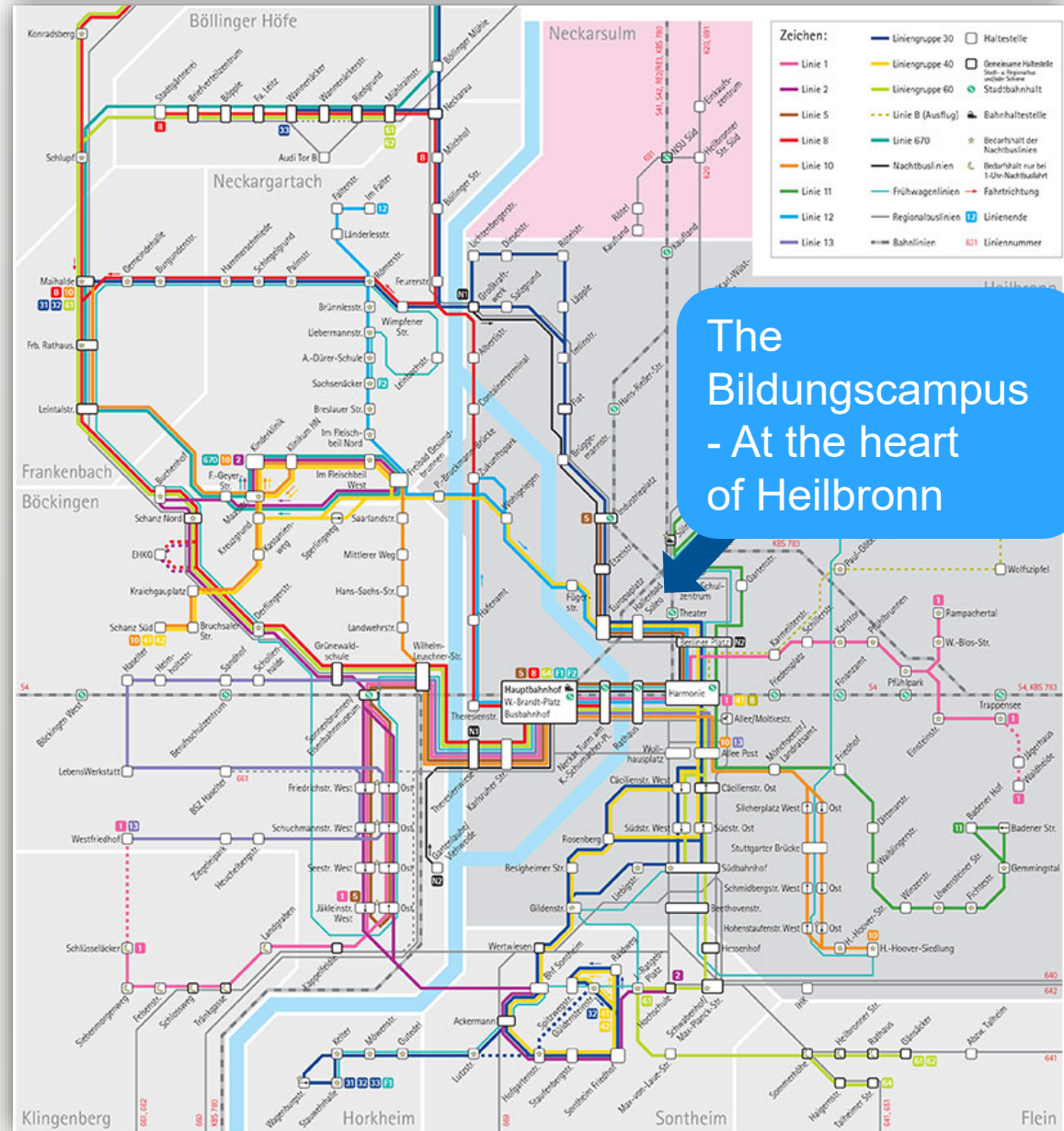
- **Start early** ➤ search from Heilbronn two months before the semester starts.
- **Be flexible:**
 - Lease duration
➤ e.g. two months before semester starts
 - Location and distance to the campuses
➤ e.g. accessible by bike
- **Search in all areas of Heilbronn**, e.g. Böckingen, Sontheim
- Accommodation is cheaper in the surroundings.



Map of public transport in Heilbronn and the Bildungscampus



Foto: Stadtwerke Heilbronn



From abroad

- Apply for a place in a [private dormitory](#) from abroad.
- Check the [TUM webpage Heilbronn](#) for more information about accommodations.
- Private dorm places are rare in Heilbronn ➤ be swift to react.

From Heilbronn directly

- No positive answer from a private dorm search from Heilbronn directly on the [private market](#).
- Do not wait until you get an appointment with a landlord to [come to Heilbronn](#), and if possible stay here for two weeks.
- For short term, cheap sublets [➤ Jugendherberge Heilbronn](#) .
- React quickly [➤](#) within 5 to 30 minutes.
- Try different options [➤](#) websites, agencies, newspapers.
- [Never rent](#) an apartment or transfer money [without](#) having been to [a viewing](#) [➤](#) FRAUD.

Where to search

- Facebook groups (WG & Wohnung Heilbronn gesucht, International Friends etc.)
- Newspapers -> Echo, Heilbronner Stimme
- Common websites and rental agencies listed on the webpage of the [TUM Campus Heilbronn](#)
- [TUM accommodation webpage](#)



Foto: A. Heddergott / TUM

How to contact owners

- Call if there is a phone number.
- Most Germans speak English. However, if you have at least B1 German level, you should apply in German.
- Find in the Internet 'How to write an email in German'.
- Introduce yourself properly.



The standard reaction time is 1-3 days. If you have not heard back in this time frame, it usually means that you did not get the accommodation.

Contents of the first email

- Personal introduction.
- Your source of income, recommendations from former landlords, provision of a liability insurance
- Mention that you are in Heilbronn; tell why you like the place and why you want to rent it.
- If you want to apply for a shared apartment (= 'WG' in German), your introduction may also include your hobbies and interests.

When you get an invitation for a viewing

- Be punctual.
- Be well prepared for a viewing and bring:
 - CV or a profile document
 - Copy of TUM acceptance letter
 - Proof of income
 - Copy of your [liability insurance](#)
- If you get accepted, decide on the spot if you want to take the place or not.

Frauds and legal advice services

Frauds

- **DO NOT** transfer money unless you have visited the place and the rental agreement is signed by **both** parties!
- Signs of a most common fraud:
 1. Owner is outside of Heilbronn
 2. Bad English or German
 3. Owner wants you to transfer money via Western Union etc. and send you keys via DHL etc.
- Spread the word.

Legal Advice Services

- [Legal Help of the Munich Student Union – free!](#)

3. After you found your new home



Signing a rental agreement

- Review and sign contract as soon as possible. It must be in German.
- Check that rent, additional costs and refundable deposit are included.
- Note payment deadlines for the refundable deposit and the first month's rent.
- Any changes to the rental agreement **MUST** be made in writing!
- Pay attention to:
 - General house rules (quiet times, common spaces, sign in for visitors etc.)
 - If you have any health restrictions, discuss this with the landlord before you sign a rental agreement.

Rent and refundable deposit

- Rent: single room – 350-550 €; one room apartment – 500-800 €. Rent is paid every month.



Warmmiete (usually all inclusive) vs. Kaltmiete (only basic rent without additional costs)
Furnished vs. Unfurnished

- Refundable deposit:
 - 1-3 monthly rents
 - It is a security deposit for possible damages
 - Backpayment up to 6 months after the termination of your rental agreement (if everything is fine with the accommodation)

How to protect your refundable deposit

1

- Notify the owner about any damages or other issues immediately.

2

- Air your accommodation at least 2x 10 minutes a day !!!
- DO NOT dry clothes inside.

3

- Do thorough clean-up after you cook and air the kitchen regularly!
- Clean the whole apartment consistently during your stay!

4

- Do NOT wear shoes inside.
- DO NOT use resources excessively.

5

- Clean sinks, faucets regularly and descale from time to time.

6

- Schedule a check-up together with the owner before moving-out.



Liability insurance: <https://tinyurl.com/uph6t74>

Move-in and move-out

Move-in:

- Make an inventory (a list of things inside of the accommodation) together with an owner.
- Check for damages.
- Make pictures of the accommodation on the same day, when you move in.

Move-out:

- Leave your accommodation cleaner than you found it.
- Pay special attention to the bathroom and the kitchen.
- Check your accommodation together with the owner.
- Check the inventory.
- Discuss the back payment of the refundable deposit.

Good luck with your search and
see you in Heilbronn!

