Accommodation search in Heilbronn
Structure of the presentation

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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

The Bildungscampus - At the heart of Heilbronn

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](https://www.tum.de/en/aboutus/campus-heilbronn/)

- [TUM accommodation webpage](https://www.tum.de/en/aboutus/campus-heilbronn/residential-and-academic-catering/)
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.

**Contents of the first email**

o Personal introduction.

o Your source of income, recommendations from former landlords, provision of a liability insurance

o Mention that you are in Heilbronn; tell why you like the place and why you want to rent it.

o If you want to apply for a shared apartment (= ‘WG’ in German), your introduction may also include your hobbies and interests.

💡 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.
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!