

CAMPUS
HEILBRONN



Student Services Service Point

Apartment Hunting

AGENDA

01 Specific Information

03 After Finding Your New Home

02 Finding Your New Home

01 Specific Information

Service Point

Your First Point of Contact for Any Question!

Your first point of contact for all service related to non-academic questions and matters on TUM Campus Heilbronn is the Student Service Point. There, you will receive information and advice on offers on campus and on important student life issues.

In the [Student Handbook](#), you can also find answers to many questions, and our [monthly newsletter](#) always provides you with the latest information and offers related to your student life.

Opening hours:

Monday, Tuesday, Wednesday: 8:00 am – 4:00 pm

Thursday: 8:00 am – 5:00 pm

Friday: 9:00 am – 1:00 pm

Service Point

Where to find us

| Building 2, ground floor, D.0.02



| Service Point Staff



Nicole Jäger, Beate Polap, Vanesa González Taboada, Nina Henrich

E-Mail: servicepoint@chn.tum.de

Tel.: 07131 26418699

Stay up to date with our [monthly newsletter!](#)

Apartment Hunting Tips

General Tips

- | „How to find a room“ Munich region
- | Also applies to Heilbronn region



Heilbronn

| Specific tips for the Heilbronn region

- | Do not wait until you get an appointment with a landlord to [come to Heilbronn](#)
- | If possible, come to Heilbronn before your semester starts. On the following site you may book hotels with a special price [the Rägion](#) or the [Youth Hostel \(Jugendherberge Heilbronn- discount for TUM students\)](#).
- | A temporary solution are cheap sublets, [Airbnb](#) or [Jugendherberge Heilbronn](#) (Youth Hostel near Campus)
- | Try different options: [Student Union Heidelberg](#) or private dorms (see [Find a place to call home on TUM Campus Heilbronn Website](#)), [TUM living platform](#), [WG-Gesucht](#), [Immoscout](#), [Immo-Stimme](#), Facebook groups (WG & Wohnung Heilbronn gesucht, International Friends etc.)
- | React quickly since there is high demand.
- | [Never rent](#) an apartment or transfer money [without](#) having been to a (virtual) viewing. [Beware of fraud!](#)
- | [Always sign a contract](#)

Heilbronn

Downtown Impressions

- | Heilbronn is a town with 128.000 inhabitants with a more relaxed housing market than Munich
- | Heilbronn's public transportation system is not as well developed as Munich's (but we have shorter ways and many ways of transportation: [CampusBike](#), [Buddy night shuttle](#))



Heilbronn

Distances by Bus and Bike

- | **Biberach** 22-25 min (by bike 32 min)
- | **Kirchhausen** 25 min (by bike 35 min)
- | **Frankenbach** 28-40 min (by bike 15 min)
- | **Böckingen** 14-40 min (by bike 9-15 min)
- | **Klingenberg** 28-45 min (by bike 26 min)
- | **Horkheim** 22 min (by bike 21 min)
- | **Sontheim** 16-25 min (by bike 10-17 min)
- | **Flein** 24-30 min (by bike 22 min)

Railway Track



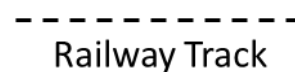
Heilbronn

Distances by Train and Tram

- | **Neckarsulm** 9 min (by tram 20 min)
- | **Weinsberg** 24 min (by tram 23 min)
- | **Lauffen** 25 min (by tram 48min)
- | **Leingarten** 25 min (by tram 30)

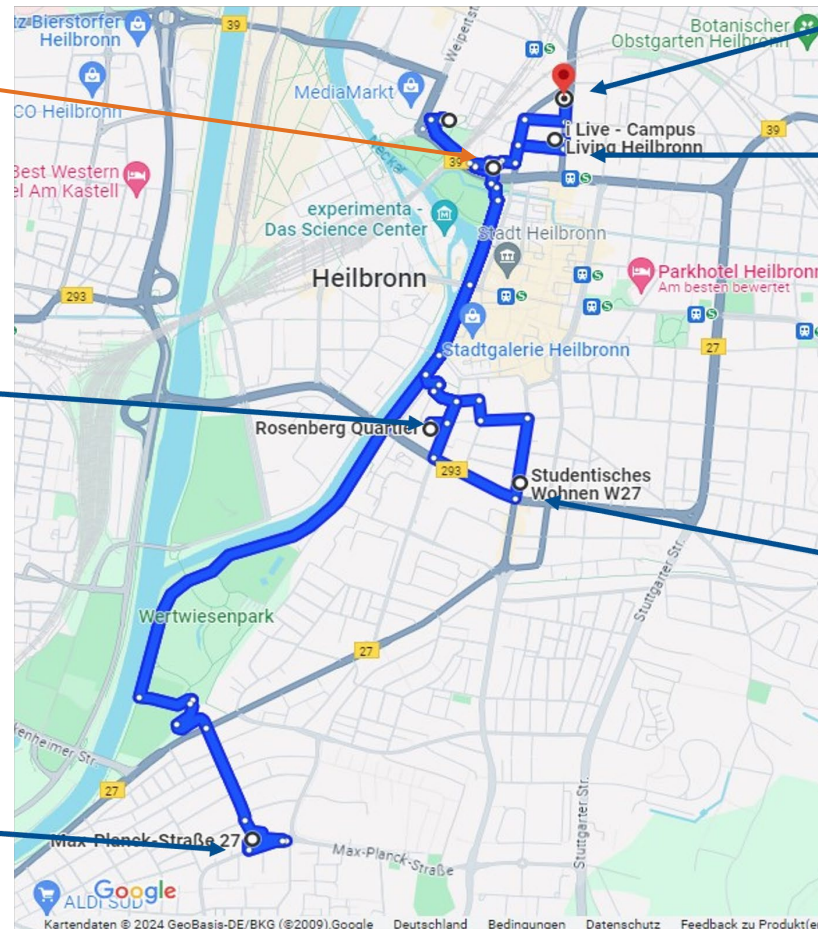
Dorms

- | **Max-Planck-Str.** 26 min
- | **Cäcilienstr.** 14 min
- | **W27** 16-22 min



Heilbronn

Walking Distance Campus - Dorms



Shareside apartments
(7 Minutes)

i live
(6 Minutes)

Rosenberg Quartier
(20 Minutes)

W27
(21 Minutes)

Studierendenwerk Heidelberg
(40 Minutes)

02 Finding Your New Home

Student Union Heidelberg dorms

[Website](#) (360° House Tours Included)

Cäcilienstrasse 39	319,50 €
Max-Planck-Str. 27	297-315 €
Gustav-Berger-Haus (Max-Planck-Str. 31)	231-253 €
Deposit	650 €
Furnished	
Heating, water, electricity, internet, phone included	

You only have to extra pay [the public broadcasting licence fee](#)

Please be aware that sublet contracts must be authorized by the landlord and underlay their conditions.

[Link for online application](#)

You can find other dorm places on [TUM living in Heilbronn Webpage](#) section “find a place to call home”.

Private Dorm „W27“ in Heilbronn

[Website](#) (360° House Tours Included)

Wilhelmstr. 27

Single rooms 475,50-520,50 €

Partner apartments 755,50 €

Furnished

Heating, water, electricity, internet, phone included

You only have to extra pay the [public broadcasting licence fee](#).

[Link for online application](#)

Please be aware that sublet contracts must be authorized by the landlord and underlay their conditions.

You can find other dorm places on [TUM living in Heilbronn Webpage](#) section “find a place to call home”.

Private Dorm „Rosenberg Quartier“

[Website](#) (360° House Tours Included)

Cäcilienstrasse 10

Single room	545 €
Shared apartments	595 €, 1025 €

Furnished

Heating, water, electricity, internet, phone included

You only have to extra pay [the public broadcasting licence fee](#)

[Link for online application](#)

Please be aware that sublet contracts must be authorized by the landlord and underlay their conditions.

You can find other dorm places on [TUM living in Heilbronn Webpage](#) section “find a place to call home”.

GEWO Dorms

[Website](#) (Pictures on Website)

Aprox. 400 €

Furnished

Heating, water, electricity, internet, phone included

You only have to extra pay [the public broadcasting licence fee](#)

Please be aware that sublet contracts must be authorized by the landlord and underlay their conditions.

[Link for online application](#)

You can find other dorm places on [TUM living in Heilbronn Webpage](#) section “find a place to call home”.

Youth Hostel

Bed and Breakfast from 34,70 €/day for TUM students (keyword “TUM” When Booking)

- | You have to be a [member of the German Youth Hostel Association](#) (only with existing German address), any other national Youth Hostel Association or [Hosteling International Card](#)
- | In case you do not own a membership card you can buy at the Youth Hostel reception a 3,50 €/day welcome stamp (6 stamps/18 €)
 - | As an interim solution
 - | 6 minutes walk to TUM Campus



Private Market: How to Contact Owners

Content of the First Email

- | Call if there is a phone number
- | Most Germans can speak English. However, if you have at least B1 German level, you may apply in German
- | Mention your source of income
- | Mention why you are in Heilbronn; tell that you are a student of Technische Universität München at Bildungscampus and why you like the place and why you want to rent it
- | You have better chances to get a contract if you are a long-term tenant
- | 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 place

If You Get Invited to a Viewing

Be Well Prepared for a Viewing and Bring:

- | Copy of TUM acceptance letter
- | Proof of income/blocked account as for student visa

If you get accepted, decide on the spot if you want to take the place or not.

- | Sublease is not common and must be authorized by the landlord
- | Due to the current energy situation be prepared for higher heating and energy costs – follow the general saving tips like turning off the lights, unplug devices when not used, reduce water consumption, keep your heating low, etc.

Fraud and Legal Advice Services

Fraud

- | 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:
 - | Normally you can visit a flat before signing a contract: be alarmed if this is not offered
 - | 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 of charge!](#)
- | [Legal Help of the Studierendwerk Heidelberg – free of charge/on site appointments in Heidelberg](#)





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Fireside Chat – Company visits – Sporting events – Career factory – Movie nights –
Arts and Culture – Ethics, values and AI – „Ask me anything“ – Buddy Program –
Blockseminars – Workshops – „Learning from Legends“



Signing a Rental Agreement

- | Please note that a rental contract is legally binding
- | Pay attention to the cancellation period
- | Review and sign contract as soon as possible. It must be in German, include name of landlord and tenant, signature of both, address of the apartment you are renting, statement of cost, start and ending date, notice period
- | Check the rate of the rent (“warm” or “cold”), additional costs and refundable deposit
- | Note payment deadlines for the refundable deposit and the first month’s rent
- | Any changes to the rental agreement **MUST** be made in writing and before signing the contract!
- | Please be aware that sublet contracts must be authorized by the landlord and underlay their conditions

- | **Pay attention to:**
 - | General house rules (quiet times, cleaning of common spaces, sign in for visitors, etc.)
 - | If you have relevant health restrictions (e.g. pets allergies), discuss this with the landlord before you sign a rental agreement
 - | Do not forget to register at the city hall with you new address within two weeks

Rent and Refundable deposit

Rent:

- | single room shared flat: 400-550 €
- | one-room apartment: 450-800 €.
- | Rent is paid monthly!

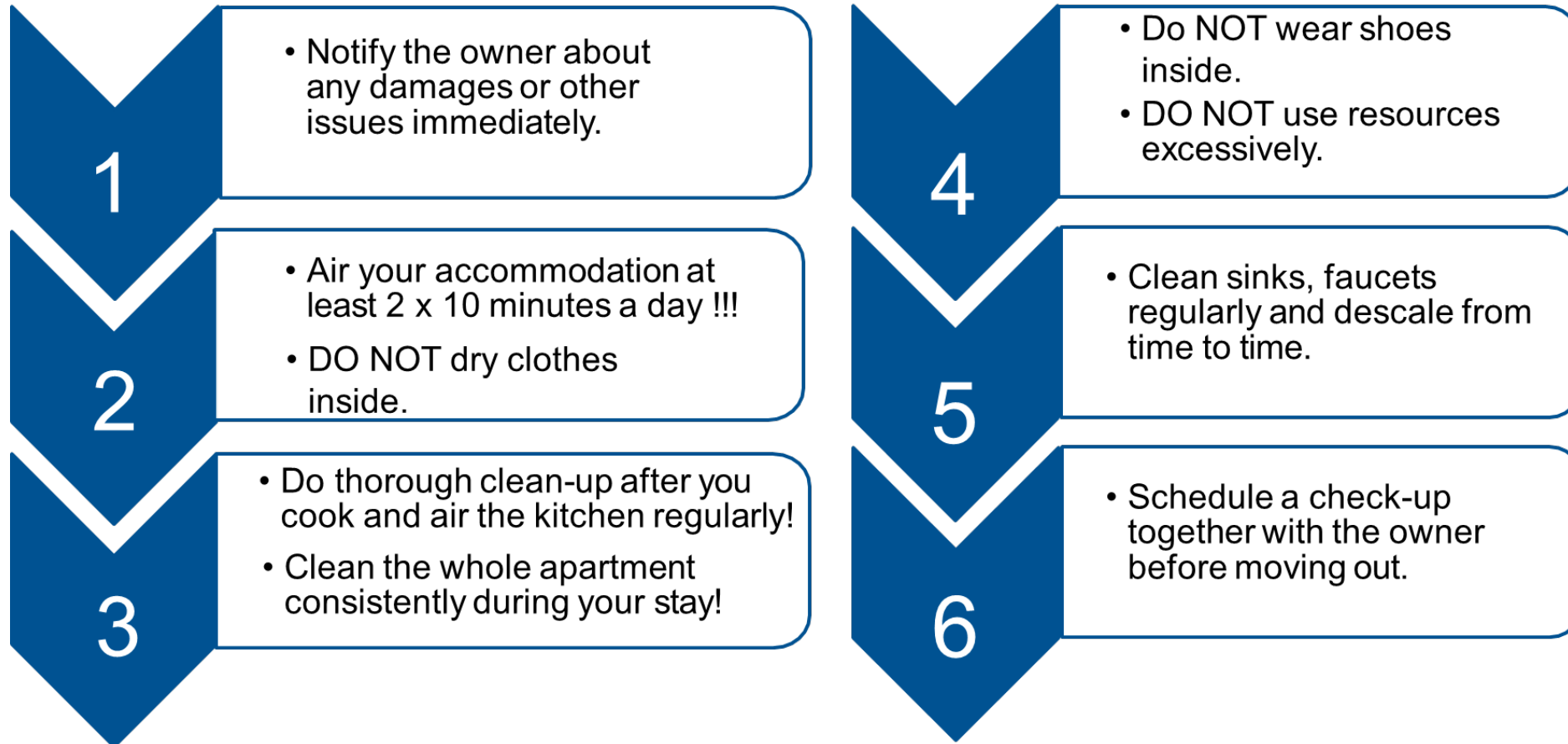
Refundable Deposit:

- | 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)



- | **Warmmiete** “warm” (usually all inclusive except public broadcasting fee and garbage collection) vs.
- | **Kaltmiete** “cold” (only basic rent without additional costs)
- | **Furnished vs. Unfurnished**

How to Protect Your Refundable Deposit



Move In and Move Out

Move in:

- | Make a room inventory/handover protocol list together with your landlord
- | Check for existing damages, record them and have the record signed by your landlord
- | Take pictures of the accommodation on the same day, when you move in

Move out:

- | Leave your accommodation cleaned
- | Pay special attention to the bathroom and the kitchen
- | Check your accommodation together with the owner
- | Check the inventory/handover protocol
- | Discuss the refund of the deposit

Dates of Info Sessions and Events

<u>Kick-Off Buddy Program</u>	October 7, tbd
Welcome Day	October 11, 1:30 PM - 5:30 PM
Onboarding Info Session Studierendenwerk HD	October 16, 4:00 PM - 6:00 PM
Fireside Chat @Insel Hotel	October 16, 7:00 PM - 10:00 PM

If you are interested in participating in any of the info sessions mentioned above, please contact the Service Point:
servicepoint@chn.tum.de

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Thank you

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