TUM Campus Heilbronn
Apartment Hunting
Service Point at TUM Campus Heilbronn
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 issues of student life. In the Student Handbook, you can also find answers to quite a lot of questions and our monthly newsletter always provides you with the latest information and offers related to your student life.

Building 2; ground floor

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

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Stay up to date with our monthly newsletter!
Structure of the presentation

1. General and Heilbronn specific apartment hunting information
2. Finding your new home in Heilbronn
3. After you found your new home in Heilbronn
General apartment hunting tips

- How-to find a room video often refers to the Munich region
- It’s still very helpful
- You should bear in mind:
  - Heilbronn is a town of 125,000 inhabitants with a somewhat more relaxed housing market
  - There’s also a Youth Hostel close to our campus
  - Heilbronn’s public transportation system is not as well developed as Munich’s (but we have shorter ways)
Heilbronn region specific information

- 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.
- A temporary solution are cheap sublets, *Airbnb* or *Jugendherberge Heilbronn* (Youth Hostel near Campus)
- Try different options: *Student Union Heidelberg* or private dorms (see *TUM living in Heilbronn Webpage* section “find a place to call home”), *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 Region
Heilbronn City Bus
per bike minutes in brackets
Biberach 22-25 min (32)
Kirchhausen 25 min (35)
Frankenbach 28-40 min (15)
Böckingen 14-40 min (9-15)
Klingenberg 28-45 min (26)
Horkheim 22 min (21)
Sontheim 16-25 min (10-17)
Flein 24-30 min (22)

By Train/S-Bahn
per bike minutes in brackets
Neckarsulm 9 min (20)
Weinsberg 24 min (23)
Lauffen 25 min (48)
Leingarten 25 min (30)

Dorms
Max-Planck-Str. 26 min (13)
Cäcilienstr. 14 min (6)
W27 16-22 (8)
i liv (several) 8-20
e etc. see
Student Union Heidelberg dorms in Heilbronn

Website (360° house tours included)

Cäcilienstrasse 39 319,50 €
Max-Planck-Str. 27 297-315 €
Gustav-Berger-Haus (Max-Planck-Str. 31) 231-253 €

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
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

You can find other dorm places on TUM living in Heilbronn Webpage section “find a place to call home”
Private dorm „Rosenberg Quartier“ in Heilbronn
- new opening in 2023

Cäcilienstraße. 10
Single rooms 545 €,
Shared apartments 595 €, 1025 €

More information here
You can find other dorm places on TUM living in Heilbronn Webpage section “find a place to call home”
Youth Hostel

• As an interim solution.
• **Bed and breakfast** from 31,40 €/day for TUM students (keyword “TUM” when booking).
• 6 minutes walk to TUM Campus.

• 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 €)
Private market: How to contact owners

- 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

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.

**Content of the first email**

- 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
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 (link film)
• **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
After you have found your new home
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 your new address within two weeks
Rent and refundable deposit

- **Rent**: single room shared flat: 400-550 €; one room apartment: 450-800 €. Rent is paid every month.
  
  - Warmmiete “warm” (usually all inclusive except public broadcasting fee and garbage collection) vs. Kaltmiete “cold” (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 2 x 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.
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
Good luck with apartment hunting!
See you in Heilbronn!

Do not hesitate to contact us: servicepoint@chn.tum.de