



**INTERNATIONAL
OFFICE TUHH**

INFORMATION FOR INTERNATIONAL STUDENTS

Accommodation

- How to find a room/ flat in Hamburg -

Contents

Room Hunting in Hamburg.....	6-7
Studierendenwerk Hamburg.....	8-9
Finding a room in Private Student Halls.....	10-12
Finding a WG/ Apartment.....	13-15
Further Tips on Finding Accommodation.....	16
Important Notes and Checklist.....	17-19
Sample Cover Letter.....	20
HVV Map.....	21
Accommodation Office.....	22

Welcome at TUHH



Welcome at TUHH

Welcome to Technische Universität Hamburg

Moving away from home for the first time, is a new experience.

The Accommodation Office of Technische Universität Hamburg helps international students and international guest researcher to find accommodation. We give advices how to hunt for accommodation. International students also can ask us regarding the rent, the housing market in and nearby Hamburg and everything else due to their accommodation.

In this brochure, you will find more information about the housing market in Hamburg, how you can hunt for accommodation, what you have to keep in mind, and a list with private student halls.

You are welcome to visit the Accommodation Office during the counseling hours or to contact the Accommodation Office via email or phone.

February 2023

Room Hunting in Hamburg

I. Living Costs in Hamburg

In order to give international students a better overview of life in Hamburg and its costs, we have created a table that shows the average monthly expenses of a student. This data only reflects approximately what a student spends in a month, at the end it depends on the person.

Rent is the most expensive utility.

In general, it is very difficult to find cheap flats/ rooms in Hamburg. It is also not easy to get a room in a student residence hall, because of a lack of rooms. That's why most students in Hamburg live in a shared flat.

In addition to your monthly costs, you should be aware of one-time or irregular expenses. These are for example the semester fee at the beginning of each semester, administration fees, a winter coat or furniture.

	Average
Rent and utilities	€550.00
Health insurance	€ 125.00
Groceries	€ 150.00
Clothing	€ 50.00
medical costs, medicine	€ 15.00
Communication (Telephone, internet)	€ 15.00
Broadcastfee	€ 18.00
Recreation, culture, sport	€ 65.00
<u>Total</u>	<u>€ 988.00</u>

II. Costs of a Furnished Room

Depending on where you want to live, the average all-inclusive prices range from 400 € to 550 € for a furnished room, sometimes even higher, in Hamburg. In Harburg, the average prices range from 350 € up. In the surrounding areas, on the countryside, the prices are usually lower.

III. A Room in a Shared Flat

Rooms in **WGs** (**W**ohngemeinschaft = shared flat) are very popular among students. It is generally the most affordable way to live. In Germany, roommates typically don't just live together, but they are also friends, or at least they are friendly to one another. This means, that when people are looking for a new roommate, they want to know what kind of person you are before deciding if they want you to move in or not.

Example: rent and utilities

	Average
Room in a student hall of residence	from € 360.00
Room in a shared flat	€ 370-550
Own apartment	€ 530-1200

Room Hunting in Hamburg

Especially at the beginning of the winter semester (from August until December) it is extremely difficult to find affordable accommodation. Therefore you should be prepared to stay in a temporary accommodation before you can find a permanent place to stay. Rent for WG room: often an „all-in-rent“ (with electricity, water, heating, internet) Rent for a flat: often „Warmmiete“ (see below)

IV. Important Terms

1. „Nebenkosten“ (short: „NK)

... ancillary costs

... could be the costs of electricity, heating, water, sewage, and refuse collection.

... In a WG these costs are normally payed as a sum to your landlord/landlady.

NOTE: Often, NK DONT include electricity and very seldom even internet. When viewing accommodation, you should ask the landlord/landlady whether the monthly rent includes the “Nebenkosten”.

2. „Miete“

... is the German word for rent.

... **inkl.** (NK) is the rent plus the above-mentioned “Nebenkosten” (= „Warmmiete“)

... **exkl.** (NK) is the basic rent - you still have to pay the “Nebenkosten” (= „Kaltmiete“)

3. „Mindestmietzeit“

... Defines the minimal rental period

NOTE: If there is a minimal rental period agreed in the contract you can't cancel the rental contract prematurely!

V. Rental Contract and „Wohnungsgeberbestätigung“

Once you have found an appropriate accommodation, the landlord/landlady will give you the rental contract (please insist on a contract, otherwise you'll have no legal leeway!). We advise you to read this contract thoroughly before signing.

The rental contract is a very important document. It is legally binding for the tenant and the landlord/landlady. You also need the rental contract to register as a resident of the city. For your city registration, you also need a **“Wohnungsgeberbestätigung”**. It must be handed to you by your landlord/landlady when you move in.

You can find the form here:

<http://www.hamburg.de/Dibis/vordr/6700-25-barrierefrei.pdf>

VI. What is a „Kaution“?

“Kaution” is the German word for deposit. In Germany, it is common to pay a deposit before you move into your accommodation. The landlord/landlady takes this sum (usually 1 to 3 months' rent) to pay for any damages that you might cause.

If there is no damage, the deposit will be returned at the end of the agreement tenure, or up to 3 months after that.

Studierendenwerk Hamburg

In Germany, public universities do not offer rooms in a student hall on the campus. Most universities offer rooms in cooperation with Studierendenwerk, who is the owner of the public student halls in Germany. In cooperation with Studierendenwerk, the universities can offer a **limited** number of rooms for international students in the student halls. Students, who do not rent a room in one of the student halls, rent a private room in a shared flat or rent a flat.

The Accommodation Office offers a **limited** number of Freshman Rooms in the student residence halls in Hamburg in cooperation with Studierendenwerk Hamburg for prospective international students of TUHH.

The application for Freshman Rooms is through the portal Mobility Online.

The application periods are: 27 April until 15 June for each winter semester and 27 October until 15 December for each summer semester.

Further information, you will find on the webpage of the Accommodation Office.

www.tuhh.de/rooms

Studierendenwerk Hamburg

Studierendenwerk Hamburg offers 4400 rooms in 26 different student halls in Hamburg for all students of all universities in Hamburg.

<https://www.studierendenwerk-hamburg.de/studierendenwerk/en/home/>

-> Accommodation

I. Rooms in the student halls

Studierendenwerk Hamburg offers different types of accommodation: furnished rooms in a shared flat and single- or double-apartments. The rent includes all costs. The rent per month depends on the size of the accommodation, the furniture and the student hall.

II. Application

Applications can be filled out online at the webpage of Studierendenwerk Hamburg. You can already apply 4 months before you start to study. After your application you will be on the application list. Studierendenwerk Hamburg will contact you, if there will be a room available. Please note that the application list is very long. We recommend you to apply to all student halls to be able to increase your chances in receiving a room.

Please note: Prospective international students of TUHH can only apply for a Freshman Room in the student halls of Studierendenwerk Hamburg through the Accommodation Office during the application period. Applicants for a Freshman Room are offered a room without having to go through a waiting period.

IV. Further Questions - Counselling Centre

If you need help with your application, you can contact the "Counselling Centre Accommodation" of Studierendenwerk Hamburg:

Counselling Centre Accommodation (Studierendenwerk Hamburg)

Grindelallee 9, 2. OG, 20146
Hamburg
Telefon: +49 / 40 / 41 902 268

Email:
wohnenberatungszentrum@studierendenwerk-hamburg.de

Private Student Halls

Name	Addresses
BH185	Farmsen-Berne (Wandsbek)
Christoporus-Haus e.V.	Groß Flottbek (Altona)
Die Zimmerei	Wilhelmsburg (Hamburg-Mitte)
Hermann-Ehlers-Haus	Langenhorn (Hamburg-Nord)
NIT	Harburg
Ökumenische Studentenwohnheime: Carl-Malsch-Haus und Überseekolleg	Othmarschen (Altona) and Alsterdorf (Hamburg-Nord)
PHNX	Harburg
Salzburger Häuser	Harburg
Studentenwohnungen Rastädter CR_Hausverwaltung	Harburg
Student Residence by the German Red Cross (DRK)	Rotherbaum (Hamburg-Nord)
VivoPhoenix	Harburg
Smartments -- Ebba Simon Haus	Brogfelde (Hamburg-Mitte)
Smartments – Albrecht Mendelssohn Bartholdy Haus	Hammerbrook (Hamburg-Mitte)
Smartments – Herbert Weichmann Haus	Hammerbrook (Hamburg-Mitte)
Smartments – Gabriel Riesser Haus	Harburg

Private Student Halls

Rent Prices	Contact Info	Notes
521-569€	www.bh185.de	1h to TUHH
250-335€	christophorus-haus-ev.de	1h to TUHH
600-670€	zimmeri.apartments/wohnung-mieten-hamburg-wilhelmsburg	20min to TUHH
435-705€	www.studentenwohnheimhamburg.de	1h to TUHH
	www.nithh.de/rental/apartments	0min to TUHH, mostly for researchers
270-390€	www.studentenwohnheime-hamburg.de/de/standorte	1h to TUHH
	www.phnx.me/students?lang=de	10min to TUHH
	https://jbl-immobilien.de/studentenwohnungen	10min to TUHH, contact students@jbl-immobilien.com
	http://rastaedter.com	10min to TUHH
	www.drk-hamburg.de/angebote/alltagshilfen/wohnheim-fuer-studierende.html	40min to TUHH
	www.vivophoenix.de	10min to TUHH
From 630€	www.smartments-student.de/en/locations/hamburg-ebba-simon-haus	40min to TUHH
From 550€	www.smartments-student.de/standorte/hamburg-albrecht-mendelssohn-bartholdy-haus	30min to TUHH
From 730€	www.smartments-student.de/standorte/hamburg-muenzviertel	35min to TUHH
From 630€	www.smartments-student.de/standorte/hamburg-gabriel-riesser-haus	15min to TUHH

How to find a room in private student halls

1. Research:

- Look for private student halls listed in this brochure or online platforms.
- Considering the good commutation in Hamburg, apply for all private student dorms to increase your chances.

2. Application Process:

- Visit the halls' websites, if provided, to understand the application process.
- Follow the application steps mentioned on the website.
- If no online information is available, email the halls using the provided email address to inquire about the application procedure.

3. Email Tips:

- In your email, state your purpose for seeking accommodation and your student status.
- Avoid sending repeated emails to the same hall.
- Note that rent prices are typically fixed in these halls and avoid bargaining.

4. Patience is Key:

- Be patient as response times may vary.
- In some cases, the waiting period for a response might exceed 6 months.
- It's advisable to start the application process early.

5. Visit Confirmation:

- Upon receiving confirmation of your application, schedule a visit to the halls.
- Inspect the facilities and ensure they meet your requirements before signing any contracts.

This step-by-step guide aims to help navigate the process of finding a room in private student halls in Hamburg, emphasizing thorough research, timely applications, and cautious decision-making.

Finding a WG/Apartment

I. General Websites for WGs or Flats:

On these websites everyone (private persons, associations, agents) can place offers for rooms, apartments or flats. So be very careful in determining which offer is a serious one and which is not. Please read on the next pages about rental scams (page 14).

<https://www.wg-gesucht.de/>
<https://www.kleinanzeigen.de/>
<https://www.immonet.de/>
<https://www.immowelt.de/>
<https://www.immobilienscout24.de/>

In these groups you can also make new Friends, and may people find their accommodation through a friend that was moving out for example.

Short Term Rentals:

<https://www.booking.com/>
<https://www.airbnb.de/>
(look for hostels for cheaper options)

II.a. Social Media:

On Facebook and Instagram, you can find many groups, accounts and pages sharing room and flat offers. Be aware that there are many scams though!

II.b Student Groups and Friends:

At TUHH, there are many student associations. Some may also answer any questions you may have, or help you find an accommodation. If you are an Indian student for example, you can email the Indian Student Association.

How to find an Apartment

I. Preparation

Before beginning your apartment search in Hamburg, it's essential to make informed decisions. Here are key questions to answer beforehand:

1. Living Arrangement:

Determine if you want to live alone or with someone, as this choice will influence your search for either a shared flat or a single apartment.

2. Location Preference:

Open a map of Hamburg and select suitable areas based on your job and university locations. Consider transportation options, such as biking, public transportation, or walking.

3. Budget:

Establish your monthly budget based on your income or support from parents.

II. Understanding the Search Process

In Germany, apartment listings often do not appear in public searches. Instead, they are typically passed through recommendations. Here's how the search process works:

- Start by asking friends if they know of available apartments, as many are passed on this way.
- If recommendations are unavailable, utilize online platforms and apps. Set search filters based on your earlier decisions and enable notifications for new listings.
- Apply promptly when a suitable listing appears, as competition can be fierce.

III. Application Process

To increase your chances of securing an apartment, you must craft an effective application. Treat this as a job application and prioritize professionalism. Here's what to include:

- Introduction: Briefly introduce yourself, including your current job or study status in Hamburg, and provide your contact details.
- Tailored Messages: Customize your messages for each application, and ensure they align with the apartment listing's requirements.
- Early Start: Initiate your search 3-4 months before your current lease ends, allowing time for a smooth transition.
- Furniture Consideration: Be open to renting unfurnished apartments, as they offer more options and tend to be more affordable.

IV. Required Documents

Prepare the necessary documents for the application process, including:

- Schufa report (always required)
- Residence permit/passport (to verify identity)
- Payroll records for the last three months (often requested)
- Enrollment certificate (occasionally required)
- Liability insurance (sometimes needed for viewing appointments)

V. Viewing and Contract Signing

- Dress professionally and arrive early for viewing appointments.
- Bring all required documents.
- After the viewing, complete a self-disclosure form with your contact details and a brief message.
- If you receive an offer, carefully review the rental contract, and consider seeking assistance in understanding it.
- Upon acceptance, sign the contract, pay the deposit (equivalent to 3 months' rent), and collect the keys.

How to Find a Room in A Shared Flat

- 1) Download **wg-gesucht** and/or **Kleinanzeigen** and join **Facebook Groups**
 - a) On **wg-gesucht**, make sure to set up the filters correctly, you can look for rooms in certain price ranges, for vegan or vegetarian WGs and more.
 - b) Also make sure to select many areas in and around Hamburg, Harburg is not your only option and you can still get to uni quickly by train or bus.
 - c) Look up addresses on maps or the HVV app to see how long it takes you to get to uni. With enrolment, you will receive a semesterticket, allowing you to travel in Hamburg and the surrounding areas for free, make use of it.
- 2) **Contact every WG** you can imagine living in. (and that is looking for someone like you)
 - a) You need a well written **application letter**:
 - i. introduce yourself (name, age, gender, where you are from, and what you are studying)
 - ii. Talk about your hobbies and interests, address specific points brought up in the ad
 - iii. give your potential roommate(s) ways to contact you (phone number, email, maybe social media)
 - b) Keep notifications on, so you don't miss any offers. Try to reply quickly to messages.
 - c) You may need *Schufa-Auskunft*, this is a document you can get through your bank, look it up and request it early.
- 3) When invited to a **viewing**, prepare questions in advance, are there things that are particularly important to you? (severe allergies, pets, house rules,...) Don't forget to ask your potential roommate(s) questions about them as well.
 - a) Be punctual and friendly.
 - b) Make sure that the room comes with **city registration!**
- 4) **Keep applying** to places until you are accepted for a room, this may take some time, but don't lose hope!
 - a) Note that being invited for a viewing does not mean that you will get the room. Many people will visit the apartment before a decision is made on who will get the room.
 - b) Be aware of scams. Do not pay anything in advance and read the contract (if you need help you can contact us).
- 5) When you have found a room and you are moving in, you will sign a contract and transfer the deposit and usually the first month's rent.
 - a) Note that there are different kinds of contracts
 - i. In the case of an "*Untermietvertrag*", usually one of your roommates is the "main tenant", you are sub-letting your room from them and usually transfer the rent to them directly.
 - ii. In the case of a "*Hauptmietvertrag*", you and your roommate(s) are the "main tenants", you will usually also have to take care of the contracts for internet and electricity together/yourself.

Further tips on Finding Accommodation

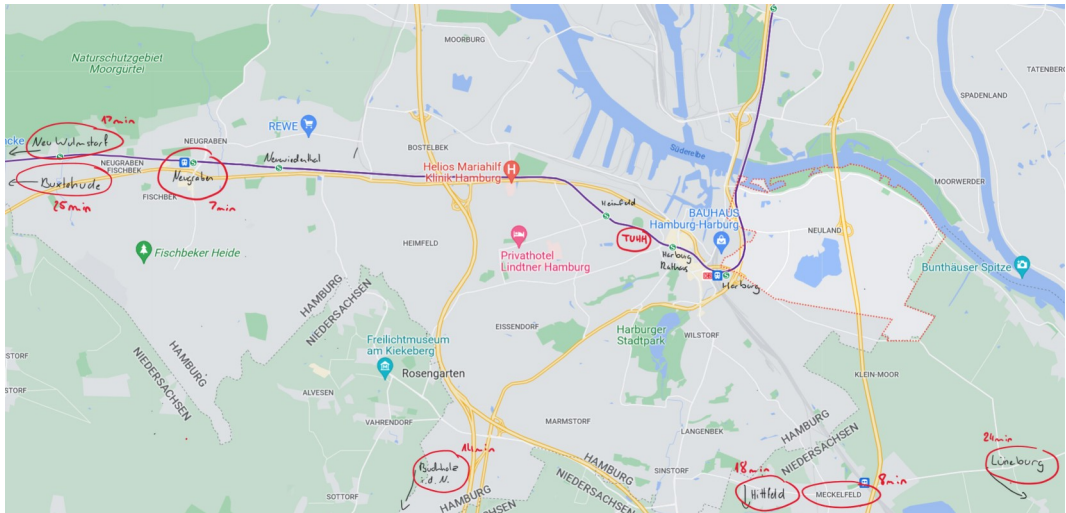
I. Living Outside the City

In the south of Hamburg there are smaller towns in the countryside. These places are typically cheaper, but are still connected to Hamburg by train and/or bus. There are also grocery stores, so you don't need a car to live there and with your Semesterticket, you can use the trains and busses for free.

Check out these towns:

- Neu Wulmstorf
- Meckelfeld
- Hittfeld
- Buxtehude
- Buchholz i. d. N.
- Lüneburg

Be aware that if you live here, you need to do your city registration, in Lower Saxony instead of Hamburg!



Important Notes

I. Is it the Right Accommodation?

1. Before you sign a contract, examine the accommodation:

Is it clean (no dirt, tidy, no mould)?

Do the electrical appliances (e.g. fridge or stove) work?

Are there any inconsistencies?

Is the location of the flat as described?

2. Clarify who the landlord/landlady is. Do you rent from the landlord/landlady or by a third person (sublease agreement!)?

3. Clarify if there is a minimal rental period (german: Mindestmietzeit). You won't be able to end the rental contract before the deadline!

4. Clarify the height of the deposit (according to the law not more than 3 monthly rentals). The deposit will be paid back in the end of the rental period if the accommodation is in a agreed and tidy condition.

II. Is the Rental Contract Alright?

1. Insist on a rental contract! If the landlord/landlady doesn't have one right from the beginning, be careful!

2. Read the rental contract!

If it is possible and necessary, take someone with you, who can explain the (most in german written) rental contract to you. It would be legitimate if you need some time to read the rental contract. Maybe the landlord/landlady could send you the contract in advance.

3. Very often there are **house rules**. Read them because a contravention of the agreement will be punished and can cause the termination of your rental contract.

4. Particularly important in the rental contract

The landlord/landlady should be named with his/her address.

Which rooms are part of the rent? E.g. Is there a basement?

Which rooms are maybe shared (kitchen, bathroom)?

Which kind of the rent will be agreed? "Kaltmiete" - "Warmmiete" - overall rent, all-in rent, etc.

5. Clarify the ancillary costs ("Nebenkosten")!

Are they included to the rent ("Warmmiete", all-in rent)

Do you need your own contract e.g. for electricity?

Important Notes

III. After Signing the Contract

- 1. For your own safety** (regarding particular to the deposit):
Make pictures of the accommodation when moving in.
- If you find **defects** - claim them immediately in written form.
- The landlord/landlady is **not allowed** to have a key to your rented flat; he/she is not allowed to enter the flat without announcement and a good reason.
- In the end of the contract, make a **handover certificat** ("Übergabeprotokoll") **signed** by you and the landlord/landlady. If you and the landlord/landlady agree that there are no defects, he/she has no right to hold the deposit back.

IV. Warnings!

Be aware of RENTAL SCAMS

- 1. Before you have seen the flat and talked to the landlord/landlady, the agent or the flatmate, who is the main renter:**

a.) **never sign** a rental contract

b.) **never pay any rent**, deposit or fee and especially never ever transfer your money to a Western Union bank account in advance or any time for security deposit or other deposits! Make sure, the bank account is from a German bank.

2. Make sure, you **get the correct keys** for the flat/accommodation. The handover of the keys has to take place in the rented flat. Please check immediately, whether the keys fit to the lock of the flat or not, if the landlord does not show it on his own. Sometimes the landlord will bring a new lock with two or three keys. Beside, as already mentioned the landlord is not allowed to keep a key to your rented flat!

3. Dubious offers could be contain
Rent for room or flat is less than the average of the rent of the district.
For example 350 € for a furnished room in Hamburg is not normal.
The offer contains inconsistency.
The landlord/landlady will send you the keys by post.
Viewing the room or flat is not possible.

V. Unfurnished rooms are fine!

1. Unfurnished rooms/apartments are completely fine or even better compared to super expensive furnished ones.
2. Furnitures can be added over the period of time or even could be obtained for free in marketplace and kleienzeigen.

Check list

I. Accommodation Inspection

- Cleanliness
- Working appliances
- Location accuracy
- Landlord identity
- Minimal rental period
 - Deposit limit
 - Ancillary costs

III. After Signing

- Take move-in photos
 - Report defects
 - Privacy and access
- Handover certificate

II. Rental Contract

- Insist on a contract
- Read the contract
 - House rules
- Landlord's details
 - Included rooms
 - Rent type
- Clarify ancillary costs

IV. Rental Scam Warnings

- Pre-viewing precautions
 - Secure payments
 - Key handover
 - Scam indicators

Tips for an Application: WG Room

III. Application letter - Example

(Do not copy paste the same letter as this is just an example. Create your own letter based on the advertisement and your requirements)

Hello [name(s) of the roommate(s)],

My name is Gayatri, I am a 22-year old, female student from India and I will be moving to Germany for my Master in mechanical engineering at TUHH.

I have just started to learn German and I am looking forward to moving into a WG where I can improve my speaking skills. I am also excited to make new friends that can maybe even show me around the city :)

I am an extroverted person and I love spending time with other people. When I am not at Uni I also love to be in nature, I enjoy hiking and swimming a lot. I also like cooking, especially with other people, so WG-evenings are a must for me. Another thing I really love are nature documentaries, so maybe a WG movie night could be cool?

In India, for my Bachelor's degree, I lived with my parents and my 2 brothers, so even though I haven't lived in a shared flat yet, I know what it's like to live with other people. I am organised and don't smoke, I am also a vegetarian, but am not bothered by living with non-vegetarians. I will arrive in Germany on 30. September.

This means, that unfortunately, I can't get to know you in person yet, but we can talk via What's App or Skype :)

I look forward to getting to know you.

Best wishes
Gayatri

My contact details
Name: Gayatri Singh
E-Mail: xxxx@gmail.com
Phone: 0000 – 00000000

"Connect with our Accommodation Office"

Visit Us:

Find us at Building E, Room 00.55A during our counseling hours:

Email : rooms@tuhh.de

Monday: 10 am to 12.30 pm

Thursday: 1 pm to 3 pm

Meet Our Accommodation Tutors:

Our dedicated tutors are here to assist you in various ways:

Email Support: Reach out to us at rooms-tutors@tuhh.de for inquiries and guidance.

Search Assistance: Get personalized advice and assistance in your accommodation search.

Feedback on Letters: Receive feedback on your accommodation letters for a better chance at securing housing.

Information Sessions: Join our room hunting info sessions and other helpful events.

Additional Support: For queries about rental agreements, city registration, or navigating the room hunting culture in Germany, our tutors are here to help.

Notice Boards:

Explore our notice boards by ASTA located at Cafeteria/Mensa (Denickestr. 22) and Building I (ground and upper floor) for the latest updates and housing opportunities posted by fellow students and landlords.



**INTERNATIONAL
OFFICE TUHH**

Contact

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Am Schwarzenberg Campus 3
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Room: 0.055a
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