



**INTERNATIONAL
AFFAIRS TUHH**

INFORMATION FOR INTERNATIONAL STUDENTS

Accommodation

- How to find a room/ flat
in Hamburg -

"Connect with the Housing Advice Service"

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.

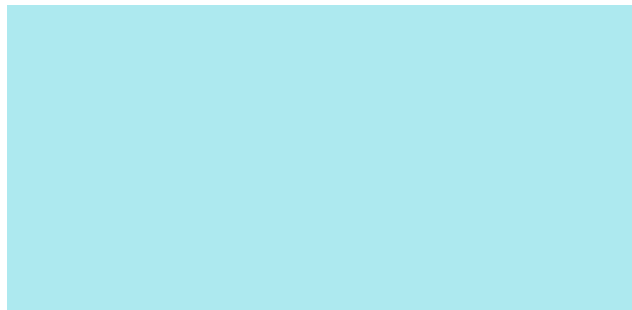
Information Sessions: Join our room hunting info sessions and other helpful events.

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

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Welcome to TUHH



Welcome to TUHH

Welcome to Technische Universität Hamburg

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

The Department International Affairs of Technische Universität Hamburg helps international students and international guest researchers find accommodation during their stay. We give advice on how to look for a place to live here in Hamburg. International students can also ask us about rent, the housing market in and around Hamburg and anything else related to their accommodation.

In this brochure you will find more information about the housing market in Hamburg, how to look for accommodation, what you should be aware of and a list of private student halls.

You are welcome to visit us during our office hours or contact us via email or phone.

June 2024

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 monthly expenses of a student life. This data only reflects approximately what a student spends in a month as it varies from person to 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 the high demand and long waiting lists. That's why students in Hamburg mostly live in a shared flat.

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 the city center. In Harburg, the average prices range from 350 € upwards. In the surrounding municipalities prices are usually lower.

III. Room or Flat?

Rooms in **WGs (Wohngemeinschaft** in German, i.e. shared flats) are very popular for students. Some WGs have a kind of "casting" when looking for a new tenant. It is cheaper to live in a shared flat.

Students monthly expenses in Hamburg			
	Average	Example: rent and utilities	
Rent and Utilities	€550.00		Average
Groceries	€ 150.00	Room in a Student Hall of Residence	from € 360.00
Clothing	€ 50.00	Room in a Shared Flat	€ 370-550
Health Insurance	€ 125.00	Own Apartment	€ 530-1200
Medical Costs, Medicine	€ 15.00		
Communication (Telephone, Internet)	€ 15.00		
Broadcast Fee	€ 18.00		
Recreation, Culture, Sport	€ 65.00		
Total	€ 988.00		

Room Hunting in Hamburg

Especially at the beginning of the winter semester (from August to December) it is extremely difficult to find affordable accommodation. You should therefore be prepared to stay in a temporary accommodation before you find a permanent place to stay. Options may include renting an Airbnb or a sublet.

Rent for WG rooms: often an „**all-in-rent**“ (including electricity, water, heating, internet)

Rent for a flat: often „**Warmmiete**“ (see below)

IV. Important Terms

1. „**Nebenkosten**“ (short: „NK“)

... additional costs/service charges

... could be the cost of electricity, heating, water and rubbish collection

... In a WG these costs are usually paid as a lump sum to your landlord/landlady.

NOTE: Often, NK DON'T include electricity and very rarely 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 minimum rental period

NOTE: If a minimum rental period is agreed in the contract you can't cancel the rental contract early!

V. Rental Contract and „**Wohnungsgeberbestätigung**“

Once you have found a suitable accommodation, the landlord/landlady should give you the rental contract. We advise you to read this contract thoroughly before signing it. The rental contract is a very important document. It is legally binding on both the tenant and the landlord/landlady. You will also need the rental contract to register as a resident of the city, as well as 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 an accommodation. The landlord/landlady takes this amount (usually 1 to 3 months' rent) to pay for any damages you may cause. If there is no damage, the deposit is returned at the end of the tenancy.

Studierendenwerk Hamburg

In Germany, public universities do not offer rooms in a student hall of residence on the campus. Most universities offer rooms in cooperation with the Studierendenwerk, which owns 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 of residence. Students who do not rent a room in one of the student halls will rent a private room in a shared flat or an apartment.

We offer a **limited** number of **selected rooms** in the student residence halls in Hamburg in cooperation with the Studierendenwerk Hamburg for prospective international students of TUHH.

You can apply for a selected room via the Mobility Online portal.

Further information can be found on our website:

www.tuhh.de/rooms

Studierendenwerk Hamburg

The Studierendenwerk Hamburg offers 4400 rooms in 26 different student halls in Hamburg for **all students** of all public universities in Hamburg:

<https://www.stwhh.de/en/accommodation-for-students-and-trainees>

I. Rooms in the student halls

Studierendenwerk Hamburg offers different types of accommodation: furnished rooms in shared flats and single or double apartments. The rent includes all costs. The monthly rent depends on the size of the room, the furniture and the student hall of residence.

II. Application

Applications can be made online on the webpage of Studierendenwerk Hamburg. You can apply up to 4 months before the start of your studies. After your application you will be placed on the waiting list. Studierendenwerk Hamburg will contact you if a room is available.

Please note that the waiting list is very long. We recommend that you apply to all student halls to increase your chances of getting a room.

III. 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, 20146 Hamburg

Telefon: +49 40 41 902 268

Email:

wohnenberatungszentrum@studierendenwerk-hamburg.de

Private Student Halls of Residence

Name	Addresses
BH185	Farmsen-Berne (Wandsbek)
Christophorus-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)
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	Borgfelde (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 of Residence

Rent Prices	Contact Info	Notes
521-569€	www.bh185.de	1 h to TUHH
250-335€	christophorus-haus-ev.de	1 h to TUHH
700-750€	zimmeri.apartments/wohnung-mieten-hamburgwilhelmsburg	20 min to TUHH
435-705€	www.studentenwohnheimhamburg.de	1 h to TUHH
	www.nithh.de/rental/apartments	0 min to TUHH
270-390€	www.studentenwohnheime-hamburg.de/de/standorte	1 h to TUHH
	https://jbl-immobilien.de/studentenwohnungen	10 min to TUHH, contact students@jblimmobilien.com
	http://rastaedter.com	10 min to TUHH
	www.drk-hamburg.de/angebote/alltagshilfen/wohnheim-fuer-studierende.html	40 min to TUHH
	www.vivophoenix.de	10 min to TUHH
From 740€	www.smartments-student.de/en/locations/hamburgebba-simon-haus	40 min to TUHH
From 520€	www.smartments-student.de/standorte/hamburgalbrecht-mendelssohn-bartholdy-haus	30 min to TUHH
From 730€	www.smartments-student.de/standorte/hamburgmuenzviertel	35 min to TUHH
From 630€	www.smartments-student.de/standorte/hamburggabriel-riesser-haus	15 min to TUHH

How to Find a Room in Private Student Halls of Residence

I. Research

- Search for private student halls of residence listed in this brochure or online platforms
- Given the good commuting options in Hamburg, apply to all private halls of residence to increase your chances

II. Application Process

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

III. Email Tips

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

IV. Patience is Key

- Be patient as response times can vary
- In some cases, you may have to wait more than 6 months for a reply
- It's a good idea to start the application process early

V. Visit Confirmation

- Once you have received confirmation of your application, schedule a visit to the halls
- Inspect the facilities and make sure they meet your requirements before signing any contracts

This step-by-step guide is designed to help you navigate the process of finding a room in a private student hall of residence in Hamburg, with an emphasis on thorough research, timely applications and careful decision-making.

Other Ways to Find a Room

I. General Websites for WGs or Flats:

Anyone (private individuals, associations, agents) can advertise rooms, apartments or flats on the following sites. So be very careful about which offers are serious and which are not. Please read the following pages about rental scams.

WGs:

1. <https://www.wg-gesucht.de>
2. <https://www.kleinanzeigen.de>

Apartments:

2. <https://www.kleinanzeigen.de>
3. <https://www.immowelt.de>
4. <https://www.immobilienscout24.de>

Unfortunately none of these websites have an English version, so we recommend using online translation software like DeepL (<https://www.deepl.com/en/translator>) or Google Translate for whole websites (<https://translate.google.com>).

We also recommend you to download the corresponding Apps to these websites and turn on notifications for your saved searches, since quickly replying to an offer can be key.

Short Term Rentals:

<https://www.booking.com>
<https://www.airbnb.com>

II.a. Social Media:

On Facebook and Instagram, you can find many groups, accounts and pages that share 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 be able to answer any questions you have or help you find accommodation. These groups are also a great way to make new friends, and people may find their accommodation through a friend who is moving out, for example.

You can find the TUHH student clubs and associations on the AStA website:

<https://www.asta.tuhh.de/en/ags>

III. 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.

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.

4. Unfurnished apartments are fine!

Unfurnished rooms/apartments are completely fine or even better compared to super expensive furnished ones.

Furniture can be added over time or could even be obtained for free in marketplace and kleinanzeigen.

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

How to Find an Apartment

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

I. Open **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) Make sure to select many areas in and around Hamburg, Harburg is not your only option and you can still get to university quickly by train or bus. The DE-Ticket you receive upon enrolment lets you travel for free on public transport in all of Germany (no IC/ICE trains)

II. 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, 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 a *Schufa-Auskunft*, this is a document you can order online, look it up and request it early

III. When invited to a **viewing (casting)**:

- a) Be punctual and friendly
- b) Prepare questions in advance about things important to you (allergies, pets, house rules)
- c) Don't forget to ask your potential roommate(s) questions about them as well
- d) Make sure that the room comes with **city registration**!
- e) In general: The casting is a very common practice for people in Germany living a shared flat and looking for new roommates. It is an opportunity for both your potential roommates and yourself to get to know each other and see if living together fits for everyone

IV. **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)

How to Find a Room in a Shared Flat

V. Rental contracts

- a) *“Untermietvertrag”*: one of your roommates is the “main tenant”, you are sub-letting your room from them and usually transfer the rent to them directly
- b) *“Hauptmietvertrag”*: you and your roommate(s) are all “main tenants”, you will usually also have to take care of the contracts for internet and electricity together

VI. Covering letter - Example

(Do not copy paste this! Create your 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's in Mechatronics at TUHH.

I have just started to learn German and I am looking forward to moving into a WG where I can improve my language skills. I am also excited to make new friends that can make me feel home.

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 would be fun?

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 organized and don't smoke. I am also a vegetarian, but am not bothered by living with non-vegetarians. I will arrive in Germany on September 30th.

This means that, unfortunately, I can't get to know you in person yet, but we can talk online.

I look forward to getting to know you.

Best wishes
Gayatri
[Add contact details]

Further Tips on Finding Accommodation

Living Outside of Hamburg

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
- Winsen

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?

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?

II. After Signing the Contract

1. For your own protection (particularly regarding the deposit):
Make pictures of the accommodation when moving in.
2. If you find **defects** - claim them immediately in written form.
3. 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.
4. When moving out, 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.

III. 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 tenant:**
 - 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.
 - c.) **never send a photo of your ID** via email/phone
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/landlady does not show it on their own.
3. Dubious offers could contain the following:
 - Rent for the room or flat is way less than the average rent of the district. For example 350 € for a furnished room in Hamburg is not normal.
 - The offer contains inconsistencies.
 - The landlord/landlady does not live in Germany (anymore).
 - The landlord/landlady wants to send you the keys by post.
 - Viewing the room or flat is not possible.



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