



Housing Information

Housing TH Rosenheim

Where Can I Find Housing?

Start looking for an apartment as soon as possible:

- **Be aware that student housing at all campuses at TH Rosenheim is limited** and that you are responsible for organising your accommodation.
- **Check the location of your study programme:** TH Rosenheim has campuses in different cities: Rosenheim, Burghausen, Mühldorf am Inn and Traunstein.
- **Search online.** Search on housing portals regularly, sign up to newsletters. Use social media groups and actively write to people who offer rooms.



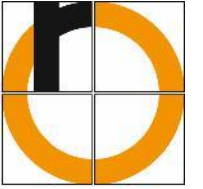


Picture: Max Baudrexl

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Where Can I Find Housing?

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- Popular websites: WG-Gesucht, Immobilienscout24, Immonet
- Filter for recent listings; over 100 responses can happen within 15 minutes.
- Create a profile to showcase your values, hobbies, and lifestyle.
- Use international WhatsApp and Facebook groups, but they can be less targeted.

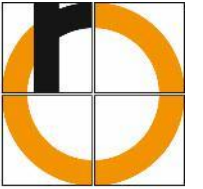


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Portals

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WG-Gesucht

- A well-known platform for finding shared flats, rooms, and student accommodation throughout Germany
- Extensive selection of shared flat listings
- Customisable filters to tailor your search
- Specialises in shared living arrangements
- Handy mobile app for searching on the move

Immoscout24

- Germany's top property portal offering a vast range of rental and purchase options
- Detailed and comprehensive housing listings
- Easy-to-use interface
- Advanced filters to refine your search
- Trusted by both tenants and landlords
- Mobile app available for searching anywhere

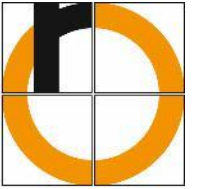


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Immowelt

- Dependable platform for flats, houses, and shared accommodation with practical search features
- Wide variety of rental options, user-friendly and intuitive search tools
- International listings included
- Dedicated section tailored for students
- Mobile app for searching on the go

Kleinanzeigen

- Popular German classifieds platform for flats, shared rooms, and short-term rentals offered by private individuals
- Wide and diverse selection of listings
- Simple search by city, price, and category
- Convenient mobile app for easy access
- Private listings directly from individuals
- A great alternative to major property portals

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Which Documents Do I Need for Housing?

- Proof of income
- SCHUFA credit report (if you just moved to Germany, you will most likely not have a SCHUFA; use your proof of income instead)
- Identification (ID/passport and visa/residence permit)
- Mietschuldenfreiheitsbescheinigung (proof of payment history, if applicable)
- Guarantor letter (if student or newly employed)
- Proof of German bank account (avoid sharing sensitive details)

Which Important Items Should I Be Aware Of?

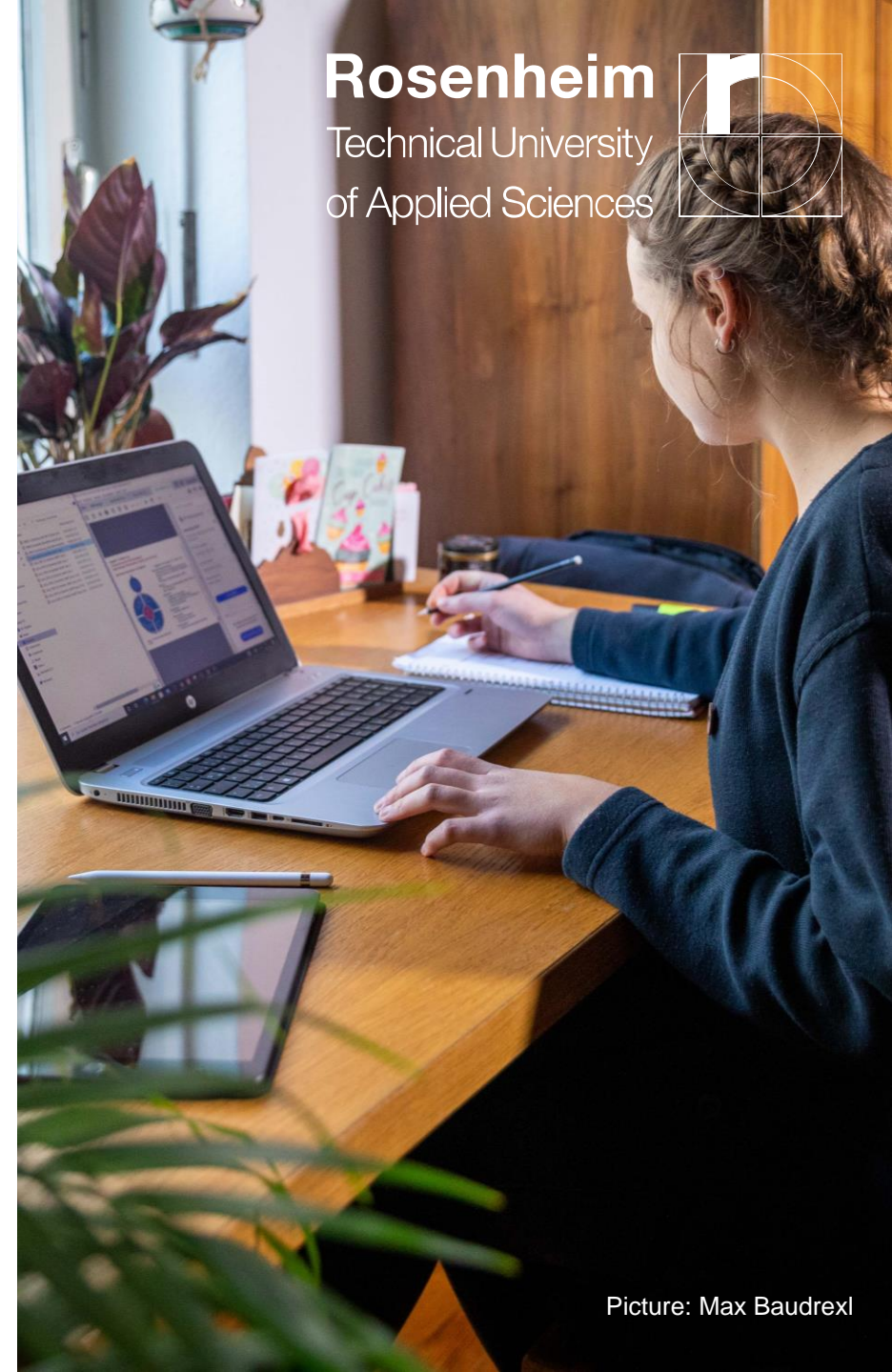
- Never pay before signing a contract — likely a scam; report it.
- New arrivals may not have SCHUFA; it's free after some years in Germany.
- Beware of paid SCHUFA scams; it has free access by law.



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Cold Rent and Warm Rent

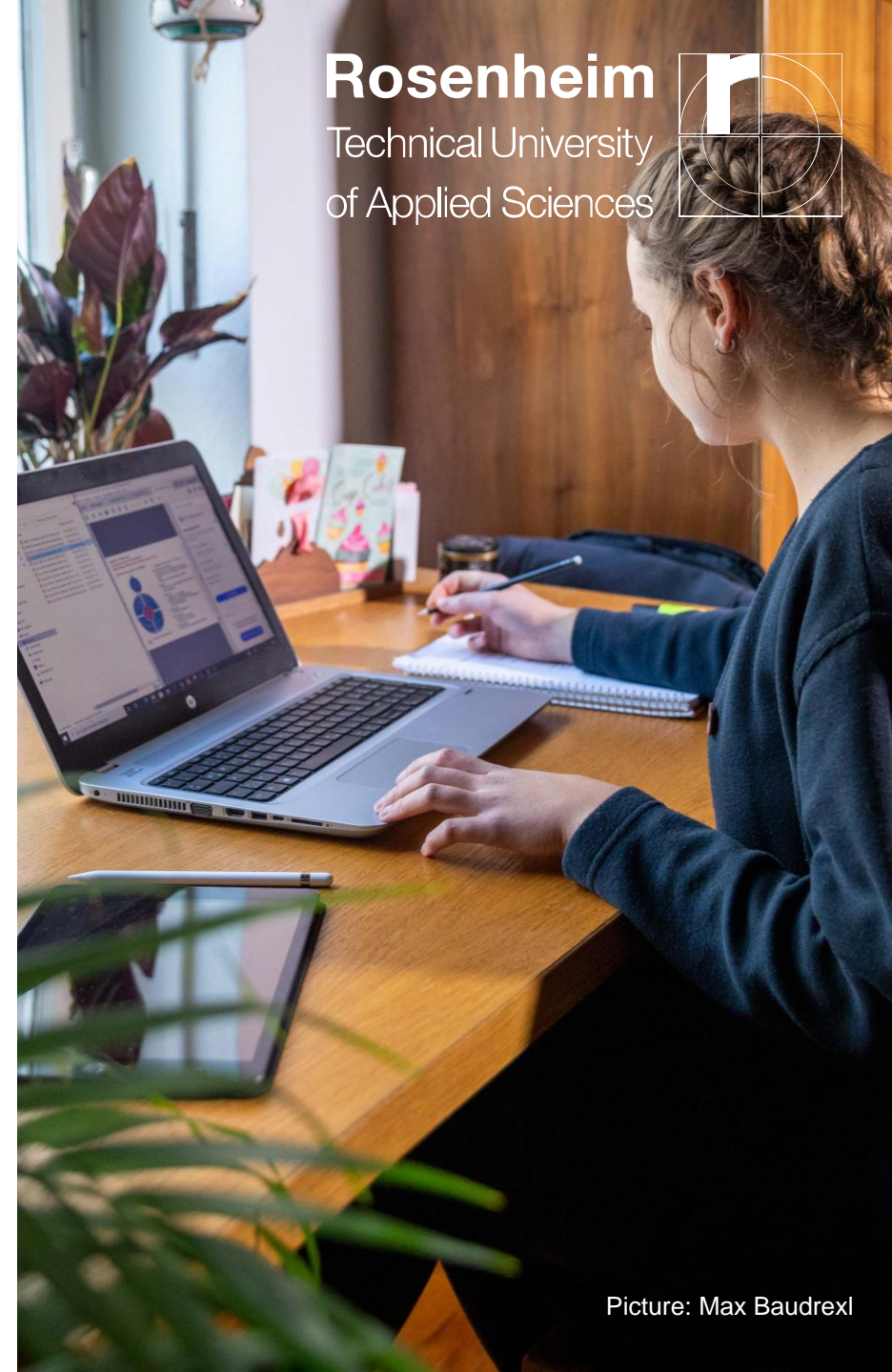
- **Cold Rent (Kaltmiete):**
Base rent for the property only, excluding utilities and extra costs.
- **Warm Rent (Warmmiete):**
Cold rent plus additional costs (Nebenkosten) such as heating, water, rubbish collection, and maintenance.
- Electricity and internet are usually paid separately.



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Key Terms

- **Zimmer (Rooms):** Number of rooms excluding kitchen and bathroom (e.g., 2-Zimmer = living room + bedroom).
- **Wohnfläche (Living Space):** Total living area in square metres, usually excluding balconies and hallways.
- **Baujahr:** Year of construction (Altbau = old, Neubau = new).
- **Etage:** Floor number (Erdgeschoss = ground floor).
- **Dachgeschoss:** Attic or top-floor apartment.



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Additional Important Terms

- **Balkon / Terrasse:** Balcony or terrace.
- **Einbauküche:** Fitted kitchen (may or may not be included).
- **WG-geeignet:** Suitable for shared housing, several people renting different rooms (Wohngemeinschaft).
- **Unmöbliert vs Möbliert:** Unfurnished vs furnished accommodation.
- **Einbauschränk:** Built-in closet (rare; check before buying furniture).

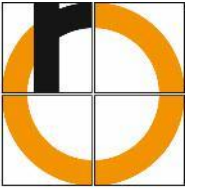




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Typical Lease Terms

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- **Fixed-term leases:** Set length (e.g., one year) with a definite end date.
- **Indefinite leases:** Continue until either tenant or landlord gives notice.
- **Notice period:** Usually three months' notice required before leaving.
- **Deposit:** Typically 1–3 months' rent, refundable if no damage at tenancy end.

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What Should I Consider When Renting an Apartment?

- Housing is very competitive; landlords often prefer locals.
- Improve your chances by highlighting job stability and finances.
- Try to communicate in German if possible.
- Beware of landlords asking for upfront payments — scams are common.
- Trust your instincts and report suspicious requests.



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Where Can I Find Affordable Furniture?

- Large stores like IKEA or local shops offer new furniture but can be costly.
- Second-hand furniture culture is strong in Germany:
 - People often leave furniture on the street for free.
 - Check online platforms like eBay Kleinanzeigen for good deals on used items.
- Buying second-hand can save a lot and still get quality furniture and appliances.

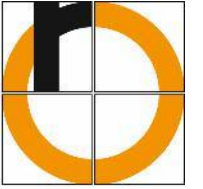




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Water, Electricity, WiFi

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- **Water:** Often included in Nebenkosten (service charges), but check your contract. If not, register with the local provider.
- **Electricity (Strom):** Usually not included; choose a provider yourself (compare rates on sites like Verivox or Check24).
- **Internet/WiFi:** Renters arrange this themselves; popular providers include Telekom, Vodafone, O2. Setup can take weeks.
- **Mandatory TV/Radio Fee (Rundfunkbeitrag, GEZ):** All households pay this public broadcasting fee monthly; usually shared among flatmates.

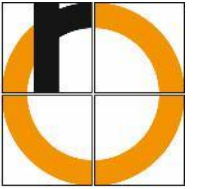


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Laundry in German Apartments

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- Most apartments **do not come with built-in washers or dryers**, especially smaller or older ones.
- Newer or larger flats may have space for your own washing machine, which tenants usually provide.
- Many buildings offer **shared laundry rooms (Waschküche)** with washing machines and sometimes dryers; booking or payment per use is common.
- Drying is usually done on **drying racks (Wäscheständer)**, in shared drying rooms (Trockenraum), in living rooms, or outdoors on balconies.
- **Laundromats (Waschsalons)** are available in larger cities if no facilities at home.
- Some landlords forbid drying clothes indoors to prevent mould — always check your rental contract or ask your landlord.

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Are Furnished Apartments Common?

- **Student accommodation:** Often furnished; check with university housing.
- **Shared flats (WGs):** Common areas usually furnished, but bedrooms may be unfurnished.
- **Private long-term rentals:** Usually unfurnished; may lack kitchen appliances, cupboards, or light fittings.
- Budget for furniture, kitchen installations, and possibly flooring.



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Find your Accommodation

Contact the person that offers the flatshare Remember: there is a shortage of affordable housing, so the landlords and future flatmates have a lot of candidates to choose from. It is not recommended to simply apply by saying that you are desperate and that they need to help you out. **While you may be desperately searching for housing the future flatmates are at this point looking for someone to share a part of their life with – not to help someone in need.** Write a personal introduction text, which should include for example:

- general information: name, age, studies/ work, do you already live in Germany/ are you moving to Germany from somewhere else?
- What do you like to do (hobbies, weekly activities, traveling etc.)?
- How would you describe yourself (your character, your social life etc.)?
- Have you ever lived in a WG?
- What is important for you when it comes to living together?

→ **Pro-Tipp:** refer to information that you can take from the flat advertisement, show interest for the WG (an activity together that was described in the advertisement/ cooking together, going out, parties etc.). If they look for a flatmate to actively exchange with and maybe become friends, adjust your text to this.



Before arriving in Germany

Find your Accommodation

Example Introduction Text

Hey (names of the WG roommates),

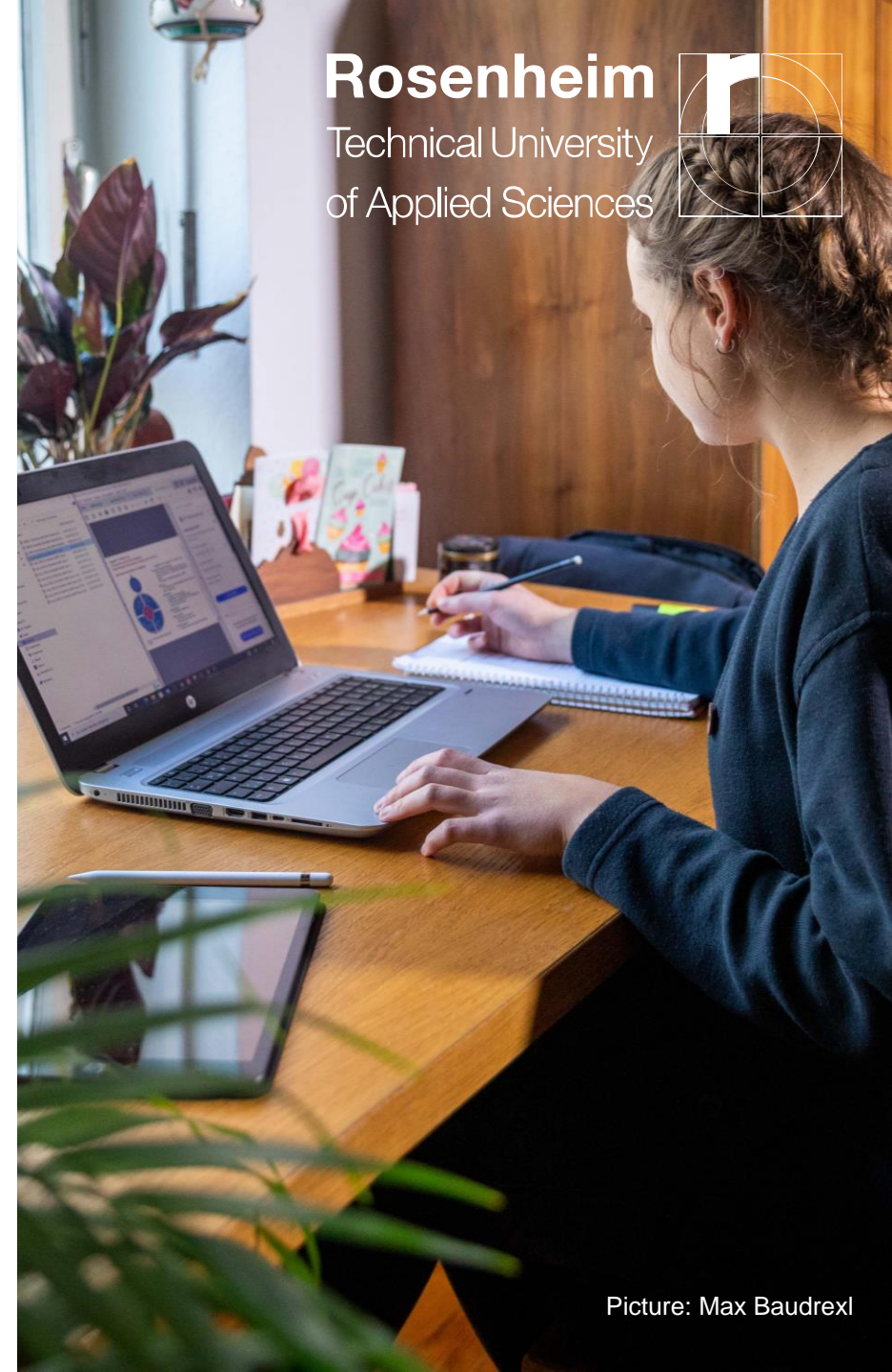
My name is (...) and I am (...) years old. For my studies in (...) I am planning to move to Rosenheim soon, and I am already excited to explore the city together with my future roommates. I saw your advert and I immediately wanted to write to you.

In my free time, I like to sing, go out with friends and I love painting. I would describe myself as a rather introverted calm person, but I also like to party sometimes and have people around! Until now, I never lived in a shared flat, but I am happy to try it out and get to make new friends. I would like to have a good atmosphere in the WG. Maybe we could cook some food together from time to time or could make a movie night. I would love to have the chance to connect with new people and maybe someone could show me around the city.

In your ad you wrote that you all like to do (...) together. I'd love to participate in that!

I'd be happy to get to know you! You can contact me any time by (Email/Whatsapp/etc.).

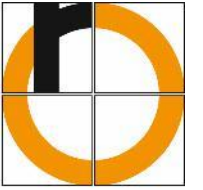
Have a nice day,



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Find your Accommodation - Rosenheim

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Student residences

[Munich Student Union](#) (Studierendenwerk München)
Student residences in Rosenheim – **apply in any case!**

[Campus RO](#) – Private student residence Rosenheim
[St. Sebastian](#) – Central student residence Rosenheim

Shared flats

Share your flat with other students
www.wg-gesucht.de

Private apartments

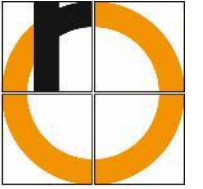
Rent your own apartment - [eBay Kleinanzeigen](#),
[Immobilienscout](#), [OVb](#)

More housing options at: www.th-rosenheim.de/housing

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Find your Accommodation - Burghausen

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Student residences

- Studentflats BBiW
 - Burghausen Neustadt Student Residence, Berliner Platz 3
 - Student flats Burghausen Old Town, Stadtplatz 58a
- Student residences in Burghausen – apply in any case!
- Contact person: [Alexander Audinger](#)

Student apartments

- **Mr Florian Kreinecker** – Altötting, €400/month
florian@kreinecker-immobilien.de
- **Ms Dorothea Schick** – Burgkirchen, €400/month
dorothea.schick@gmx.de

Private apartments

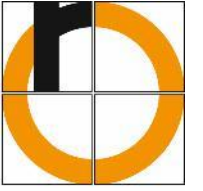
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More housing options at: www.th-rosenheim.de/housing

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Find your Accommodation - Traunstein

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Student Apartments

- Lerchenweg ("Ruperti Study Living")
 - Herzog-Friedrich-Straße (from October onwards)
 - Ruhpolding Apartments by Traunstein Housing Association
- Student Apartments rented by private persons

Shared flats

Share your flat with other students
www.wg-gesucht.de

Private apartments

Rent your own apartment - [eBay Kleinanzeigen](https://www.ebay-kleinanzeigen.de), [Immobilienscout](https://www.immobilienscout24.de), [OVB](https://www.ovb.de)

More housing options at: www.th-rosenheim.de/housing