

LOOKING FOR APARTMENTS in Munich

Presentation of

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Conceived within the framework of the network: “Wegweiser Wohnen München”
(www.wegweiser-wohnen.de)



VIEW / PROGRAM



- The housing market
- important terms
- Process at the job center
- How and where can I find an apartment?
- Shared apartment (WG)
- Landlords (“types” and possible fears)
- application documents
- viewing Appointment
- social housing
- Info + advice
- Conclusion + questions

HOUSING MARKET



HOUSING MARKET

Population Munich:

1965: 1.21 million

2000: 1.24 million

+/- 0

2021: 1.56 million

+ 300,000 people

2040: 1,850 million

+ 300,000 people



-> Munich's housing market is and will remain very tight!

- Average rent for first occupancy: 21.20 euros/sqm (cold)
- Average re-letting rents: **19.60 euros/sqm (cold)**
Share of furnished apartments : approx. 30% -> 28.95 euros/sqm (cold)

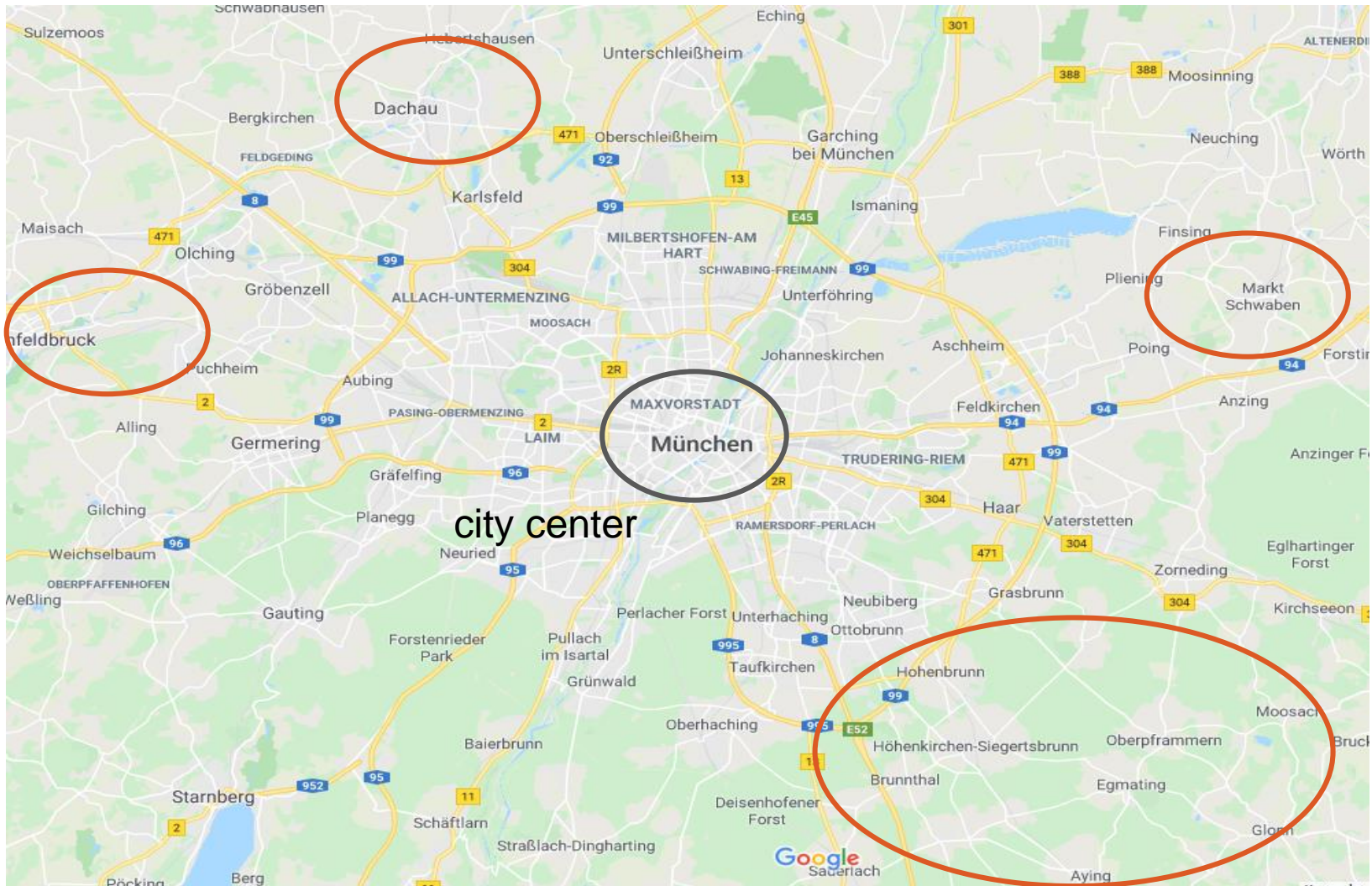
Sources: LH Munich (Demography Report 2019 - Housing Market Barometer 2020)

PATIENCE



- Takes a long time
- Hard work
- Good documents are very important!

RADIUS



DEFINITIONS

(Net) cold rent

Monthly rent for the living space for the landlord

Operating costs

Constantly incur the owner as a result of ownership:

- Cold operating costs
(e.g. garbage disposal, (cold) water, insurance, etc.)
- + if applicable, heating and hot water costs (advance payment)

Gross "cold" rent

cold rent

+ (recoverable) cold operating costs

Gross "warm" rent

cold rent

+ (recoverable) cold operating costs

+ heating and hot water costs

JOBCENTER SERVICES

Reasonable cost of accommodation:

Principle: rent limit must not be exceeded! Each city / district (job center) has its own limits! The limit of the job center which is responsible for the new apartment must be met!

The **city of Munich** grants **plus 10% surcharge for registered homeless !**

Rent ceilings apply to **gross “cold” rents** -

Heating/hot water and electricity/gas are NOT included

Cold operating costs (included in rent ceiling):

Appropriateness: EUR 1.40 to EUR 1.70 / sqm (in case of deviations: proof!)

Deposit: will be granted as a loan

(Repayment -> deduction of 10% monthly from the relevant standard requirement)

Initial furnishing of the apartment (furniture and household appliances):

One-time service (for used furniture) and you an informal written application. Kitchen is provided + installed by service providers!

RENTAL LIMIT JOBCENTER

Reasonable cost of housing. Rent upper limits - Status: 01.01.2023

Person	Apartment size to m ²	Rental limit Gross "cold rent"
1	50	781,00 euros
2	65	1.005,00 euros
3	75	1.184,00 euros
4	90	1.444,00 euros
5	105	1.784,00 euros
6	120	2.014,00 euros

For households with seven or more people, 15 m² and 285 euros must be considered for each additional person.

The upper rent limit is to be used as a basis for gross rent (= net rent including cold operating costs). Heating and hot water costs are considered separately.

For "homeless" registered in the city of Munich plus 10% !!!

Source: www.muenchen.de

PROCESS JOBCENTER

1. Contact the authorities → job center

Aim: Examination of general terms

THEN: Search for a suitable apartment

Goal: Draft of a contract (not yet signed!)

2. Contact the authorities → **job center**

Goal: rental agreement (contract) OK? → Concrete confirmation for the landlord

3. Contact the authorities → **job center**

Objective: payment of deposit and first rent (and, if necessary, initial equipment)

The file then goes to the job center and in the future social center (SBH).

How do I get an apartment?

1. Obtain missing documents
2. Create application folder
3. Search for accommodation on the Internet and in newspapers
4. Keep an eye out for new offers online and in newspapers every day (preferably several times) and store search profiles!
5. Write ! Write ! And Write !
6. Regularly check your e-mails (quickly read and react to answers from landlords)
7. Prepare for the appointment optimally



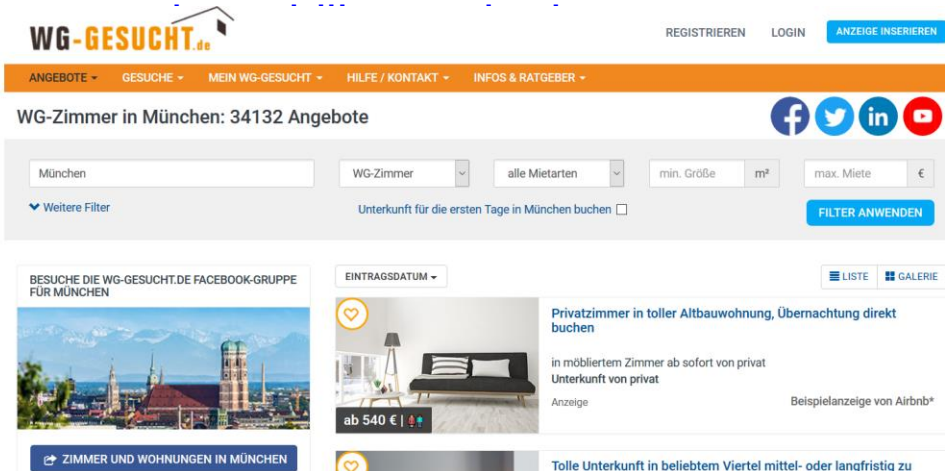
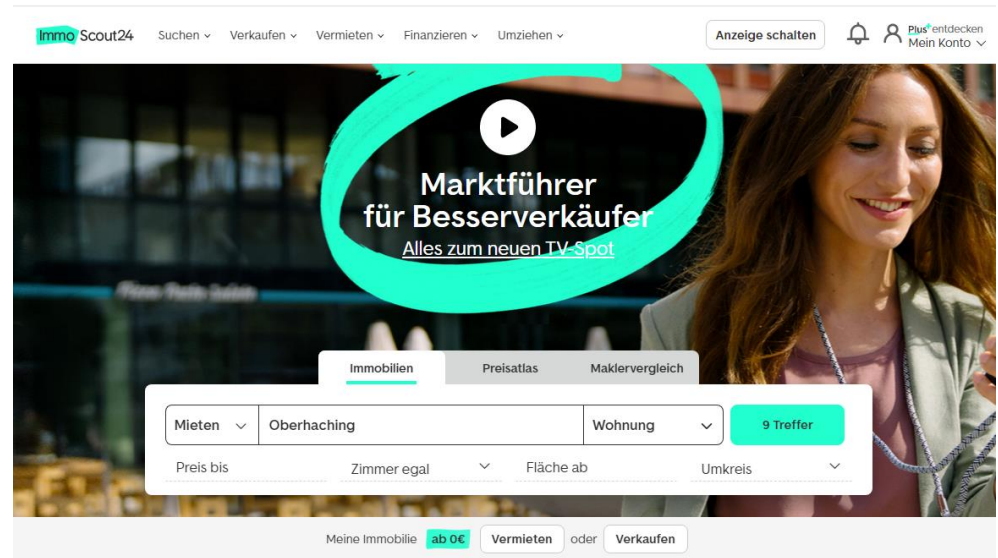
WHERE TO SEARCH?

- newspapers
- Internet: real estate portals, Facebook (groups), forums and newsletters (“Budenschleuder”)
-> links + addresses : www.wohnen.jiz-m.de
- Supermarket boards
- property management
- broker
- Munich volunteers (“Münchner Freiwillige - Wir helfen e.V.”)
- Contacts: Neighbors, friends, etc.
- Social organizations (Caritas, AWO, BRK etc.)
- Notices (on lanterns etc.)
- **Become active yourself!**

WHERE TO SEARCH?

Online portals for housing

- www.immoscout24.de
- www.immowelt.de
- www.ivd24.de
- www.immogeno.de



Online portals for shared

- www.wg-gesucht.de
- www.wg-welt.de
- www.wg-cast.de
- www.wohngemeinschaft.de

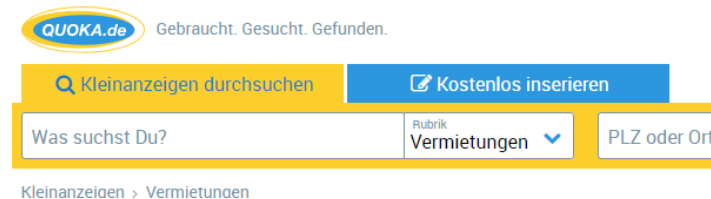
WHERE TO SEARCH?

Free classified ads (online)

- www.ebay-kleinwerbung.de
 - Download the app, create a profile
 - Contact the landlord directly in the app



- www.quoka.de



- www.markt.de



Attention:

Read carefully whether it is an "offer" or a "request"!

WHERE TO SEARCH?

Housing advertisements in newspapers (Online and in the newspaper)

- **Munich weekly gazette:**

www.wochenanzeiger.de/mietangebote/

www.wochenanzeiger-muenchen.de

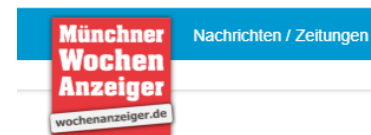
- **HELLO Munich**

www.hallo-muenchen.de -> ePAPER

- **Southgerman newspaper:**

immobilienmarkt.sueddeutsche.de/

- **Munich Merkur:** immobilien.merkur.de



Hallo beim Wochenanzeiger München - Über 60 Jahre Wc



Münchner Wochenanzeiger

Unsere Titel: Wählen Sie Ihre

Zeitung, z. B. Wochenblatt



Immobilienmarkt Süddeutsche Zeitung

Immobilien finden Neubau Gesuche Anbieter **Anzeigen buchen**



WHERE TO SEARCH?

These Facebook groups are about looking for a flat in Munich - you can also find open flats here:

- www.facebook.com/groups/WohnungsmarktMuenchen/
- www.facebook.com/groups/296818123807845/
- www.facebook.com/groups/wohntrotzmuenchen/
- www.facebook.com/groups/wg.wohnung.muenchen/
- www.facebook.com/groups/mucwohnungen/
- www.facebook.com/groups/149287151868190/

WHERE TO SEARCH?

Tip: Place an ad yourself!

- at www.ebay-kleinanzeigen.de or www.nebenan.de - free of charge
- in a newspaper (e.g. in the *Wochenanzeiger*, *Hello Munich*, *SZ*, *Münchner Merkur...*)
-> costs approx. between 30 € and 80 €
(price is calculated per line)



“Budenschleuder” newsletter

Andreas Kräftner collects private offers and requests and sends the collected information twice a week as an email to many thousands of subscribers. To be included in the distribution list send mail to budenschleuder@kraeftner.de

Attention !

Scammers use the great housing shortage to establish contact with interested parties via fake offers so that they can transfer money to them in advance (usually abroad).



Never transfer money before the apartment has been viewed and the contract has been signed!

A real owner has, for example, bills for the last few years.

SHARED FLATS

Advantages:

- Rent limit (for job center services) is usually not a problem
- The best way to integrate is through roommates

Disadvantages:

- Usual roommates - "Disadvantages"
- Partially unknown/unwanted form of living

SHARED FLATS

Variant 1: A joint rental agreement

- everyone is jointly liable

Variant 2: A main rental agreement + sub-lease agreements for the other rooms

Variant 3: One contract per room

To be considered: electricity, operating costs, GEZ, telephone, internet, landlord certificate, etc.

WHAT IS IMPORTANT TO OWNERS?

- Punctual and regular rent payments.
- Take care of the apartment.
- No financial disadvantages when there is a possible damage.
- No problems with neighbors or with the property management.

LANDLORD TYPES

Socially committed

- Knowing about the problem and want to help
- Proactively offer their apartment(s).

Neutral but open

- Know the problem, have a basically positive attitude
- Know little about the (authority) process
- Don't want too much trouble

Rejecting

- bad experiences

REFUGEES AS TENANTS

Barriers/fears can be:

- Lack of language and writing skills.
- Missing contacts.
- Little knowledge about "Living in Germany".
- (until now) lack of employment.
- (Still) insufficient creditworthiness.
- Cultural differences.

IMPRESS AT THE 1ST CONTACT

“Ordinary” letter or Message (maximum one page):

- Visually appealing (no dog-ears, stains, etc.),
- High quality paper, correct grammar, spelling
- Enclose all relevant documents and attachments -> **application folder**
- Folder in two versions: digital (pdf file) + one for the viewing appointment

-> **CONTENT:** Describe advantages for the landlord:

- Reliable and secured rental payments
- Permanent support by contact person, volunteers
- Assurance of careful handling of the property/apartment
- Knowledge about “German rental culture”
- Mention permanent residency status
- Personal presentation of the prospective tenants.

When the first contact by phone:

- Follow up in writing afterwards

-> **“HHH - polite persistence helps!”**

-> **„HHH - Höfliche Hartnäckigkeit hilft!“**

APPLICATION DOCUMENTS

- Convincing letter or Email
- “Curriculum vitae” on your personal and family situation
- Self-disclosure (usually given form)
- Appealing photo
- ID copy(s)
- residential status
- Confirmation from the bank that the account is in good working order
- Schufa information
- Approval notification/confirmation from the job center about the benefits granted and if applicable, maximum rent (rent without heating costs)
- If available/possible:
 - Information that there are currently no rent arrears
 - References (employer / teachers / supervisor etc.)

THE APPLICATION FOLDER

The application dossier/folder shows that applicants...

- can pay the rent.
- Are very interested in the apartment
- are proper and reliable
- are personable and honest

The folder provides landlords all the important information.



Personal introduction (Curriculum vitae)

"CV" on the personal and family situation (as you know it from looking for a job...)

LEBENS LAUF	
PERSÖNLICHE DATEN	
Geboren am	01.04.JJJJ in Stade
Staatsangehörigkeit	deutsch
Familienstand	verheiratet, 1 Sohn (1 Jahr)
BERUFSERFAHRUNG	
10/JJJJ – 09/JJJJ	Kraftfahrzeugmechaniker Schröder Automobile, Stade
08/JJJJ – 09/JJJJ	Aktive Arbeitssuche
08/JJJJ – 07/JJJJ	Metallbauer Werkbetrieb Schlosserei, Kiel <ul style="list-style-type: none">• Erstellung von Geländern• Montage von Vordächern
04/JJJJ – 07/JJJJ	Neuorientierung
BERUFS AUSBILDUNG	
08/JJJJ – 03/JJJJ	Kfz-Service mechaniker Autohaus Hagemann, Stade
SCHUL AUSBILDUNG	
08/JJJJ – 07/JJJJ	Josefschule, Stade Hauptschulabschluss nach Klasse 10
KENNTNISSE	
Sprachen	Englisch, Grundkenntnisse Dänisch, Grundkenntnisse
Digitale Kompetenzen	MS Office: Word, Excel, erweiterte Kenntnisse
INTERESSEN	
Ehrenamt	Betreuung von Jugendlichen im Sportverein TuS Stade
Hobbys	Fußball bei den „Alten Herren“ im Verein TuS Stade
Stade, 20. Februar 20JJ	

SELF-DISCLOSURE

A **form** with important data:

- Names / ages of all persons
- nationality
- profession
- Financing the rent
- pets
- ...

SELBSTAUSKUNFT		
	Mietinteressent	Ehepartner/Mitmieter
Name		
Vorname		
Geburtsdatum		
Staatsangehörigkeit		
Sprache/-n		
Familienstand		
Familienangehörige und sonstige, im Haus lebende Personen (Name, Vorname, Geb.-datum), bzw. Personenzahl der Mietinteressenten:		
Anschrift		
eMail		
Telefon		
Aufenthaltsstatus		
Arbeitsverhältnis (ja/nein)		
Ausgeübte Tätigkeit		
Arbeitgeber		
Name Anschrift		
Falls selbständig: Tätigkeit		
GesamiNETTOeinkommen monatlich/jährlich		
Kontakt Jobcenter		
Pate/vermittelnde Organisation		

SCHUFA REPORT

The Schufa...

- stores data about people.
- provides information on whether a person is **creditworthy** (for example: do you pay bills on time?).
- Positive Schufa information shows landlords that they can trust you (financially).

Free "data copy" according to Art. 15 DS-GVO can be requested by every citizen once a year.

-> "impractical" because several confusing pages are long...

(is not "intended" for applications)

-> www.meineschufa.de/index.php?site=11_3_1

Paid "Schufa": 29.95 euros once

-> compact on one page, clear and visually appealing...

Further information: www.meineschufa.de

REFERENCES

- Positive statement/text about the prospective tenants (e.g. from volunteers, teachers, bosses, etc.)
- positive reference shows that the landlord can trust the applicant.

Example:

... I have known M. for two years. He always comes to the German course on time and is very well prepared.

He is honest, you can rely on him 100%. ...

INSPECTION = INTERVIEW

- **Punctuality.**
- **Courtesy** (pleasant handshake, eye contact, listening attentively to the conversation, nodding, cell phone off, thanks, goodbye, etc.).
- Serious and well-groomed **appearance.**
- **Presence of all family members** - including the children who will move into the apartment.
- Perfect **application folder.**
- All necessary documents.
- **Be prepared for the Landlord questions.**
- Ask **questions about the apartment yourself.**

INSPECTION = INTERVIEW

For individual visits:

Score points with a personal, nice and friendly conversation.
Ask questions!



For group visits:

After a short introduction to the family or group, pass the folder and later assure contact.

→ Then thank them again by email and after 2-3 days, if possible by phone.

EXCOURSE “SOCIAL HOUSING” (“SOWON”)



SUBSIDIZED HOUSING

-> “SOCIAL HOUSING” (“SOWON”)

- Stock of social housing: approx. 45,000
- Change of tenants / year: approx. 3,200
- Registered households: approx. 20,000

=> Prospects of success : low...

- Urgency (=points) decides on chances!
- New points system since July 2020
- Registration currently (04/2022) takes about 6 months! (Application for “Munich Model” just as long)
- **NEW since July 2021:** The notification of registration is valid for TWO years for households in the lowest income group (= approx . 80% of applicants)!


NEW "SOWON" POINTS SYSTEM

- Since 2022: **54 criteria** (instead of 140 previously)
- A maximum of **150 total points** possible: max. **120 basic points** (housing situation) + max. **30 priority points** (pregnant women, families/households with children, etc.)
- **homeless** and households at risk of homelessness receive the highest number of basic points (120) -> those who do not have a valid rental contract are considered homeless.
- **There are 4 different "target groups"** : "acute homelessness ", "threatening homelessness ", "general apartment seekers" + since 2020 NEW a so-called "structural component" (i.e. a member of the household is employed subject to social security contributions or there is a positive socio -educational assessment on the housing perspective through the district social work of the social department of the city).
- **Attendance times only come into play if the number of** points is the same in the context of the allocation or online application on SOWON . In the event of a tie, applicants who have been present for a longer period of time will be named/suggested an apartment
- **Selection of 5 households (naming/suggestion of 5)**
 - 2x most urgent households from the target group "general apartment seekers"
 - 1x most urgent household from the target group "structural components"
 - 1x most urgent household from the target group "acute homelessness"
 - 1x most urgent household from the target group "threatening homelessness".

REQUEST SUBSIDIZED HOUSING

- **Registration** at the Office for Housing and Migration
(*TIP: is also online and with a smartphone via www.sowon-muenchen.de possible!*)
- **Requirements for eligibility:** low income, social urgency and secure **residence status** (no toleration!)
CURRENT NOTE: Ukrainians can apply for a SOWON, but only if they have a residence permit according to §24 AufenthG !
- **"Foreigners"** (= people who have not been "registered" **in the city area** for more than 3 years) can also apply - but receive very few basic points (=small chance)!
- **Required documents for registration:** identity card or passport , marriage certificate, maternity certificate for pregnant women, birth certificates of the children, statements of earnings for all earning family members, if applicable, unemployment benefit, social security or pension notices.
- **Application** for social housing (**max. 3 social housing at the same time!**) must be done **independently + ONLY online** via www.sowon-muenchen.de take place!
- **"Munich model"**: relatively few apartments (more expensive than SOWON), intended for households with "middle income". The application must be submitted to the housing office (also online at www.sowon-muenchen.de) and can also be submitted in parallel with the SOWON application!

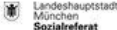
SOWON-WEB

 **muenchen.de**
Das offizielle Stadtportal

SOWON
Soziales Wohnen online

[Hilfe](#)

Wohnungsvergabe der Stadt München



Hinweis

Sehr geehrte*r Wohnungssuchende*r,

wir freuen uns, Ihnen mitteilen zu können, dass ab sofort die Möglichkeit besteht, Ihren Wohnungsantrag auch online über SOWON / MIWON zu stellen.

Wichtig:

- Sie haben ein Benutzerkonto und Probleme bei der Anmeldung? Bitte setzen Sie sich mit dem Kundencenter Wohnen (SOWON) oder der Wohnungsvermittlung für städtische Dienstkräfte (MIWON) in Verbindung. **Bitte legen Sie auf keinen Fall ein zweites Benutzerkonto an.**
- Haben Sie bereits einen Antrag in Papierform gestellt und noch keine Nachricht erhalten? Ihr Antrag wird bearbeitet. **Bitte legen Sie kein weiteres Benutzerkonto an und stellen keinen Antrag online.**
- Ist Ihre bisherige Registrierung abgelaufen? Bitte stellen Sie - wenn möglich - einen Online-Antrag.

Anmelden

Bitte geben Sie Ihre Benutzerkennung und Ihr Passwort ein. Falls Sie noch kein Benutzerkonto haben, legen Sie bitte ein neues an.

Anmelden zur Wohnungsvergabe

Benutzerkennung

Passwort

Passwort anzeigen [Zugangsdaten vergessen?](#)

Anmelden

Benutzerkonto anlegen

CONCLUSION



MÜNCHNER
FREIWILLIGE **WIR** HELFEN

CONCLUSION

- Complete, orderly documents
- Viewing appointment = job interview !
- Accompaniment by volunteer in connection with a sympathetic appearance creates important "plus points"
- Persistence and perseverance !

Tip: Munich volunteers - We help eV (Wir helfen e.V.) gives landlords the necessary "security " if necessary. Please make potential landlords aware of this!

Questions about renting or getting involved in the association are welcome to: Wohnen@muenchner-freiwillige.de

This presentation + (sample) documents:

www.wegweiser-wohnen.de (Scripts + dates for further lectures (including . on SOWON and job center services))

Video recording of the lecture (Mischa Kunz/2018):

https://youtu.be/55Tn58e_-z0

Addresses, links and (short) explanatory videos for **school children, trainees and students** as well as for finding accommodation in general:

www.wohnen.jiz-m.de

INFORMATION & ADVICES

➤ " Document check" for refugees

Trained volunteers support refugees in preparing their application documents and give tips on looking for accommodation on the free housing market (unfortunately there is a long waiting list !) -> Registration and information : aktiv@muenchner-fluechtlingsrat.de

➤ Online advice for refugees

Regularly + without registration via Zoom -> Info www.muenchner-fluechtlingsrat.de

➤ Housing advice for young people

Information + tips for young people and young adults **in school, training and studies** as well as under 21-year-olds in precarious family situations (no arrangement of rooms/accommodation!)

-> Open consultation hours of the **youth information center "JIZ"** (Sendlinger Str. 7, in the courtyard) every Monday from 2 p.m. to 6 p.m. - also on Tel.: 089-550 521 50)

-> Information, addresses, link tips and explanatory videos : www.wohnen.jiz-m.de

➤ More advice options

Youth migration services , migration advice for adults, BiP - Patenprojekt (Office for Housing and Migration) etc ...

THANKS VERY MUCH
FOR YOUR
ATTENTION!

Questions?

Conceived within the framework of the network: “Wegweiser Wohnen München”
(www.wegweiser-wohnen.de)

