

Housing Solutions



Referat VI/2 -International Support Service
Mira and Sergei
Winter Semester 2026-27

- Types of Accommodation in Passau
 - How to Get in Touch
 - Important Websites
 - How to Avoid Scams
 - Contract and Rent
 - Being a Good Tenant & Neighbour
 - Recycling Rules
 - Tips and Hacks
 - Q&A
-



Passau has a vibrant private housing market. The average rent is about €350-550 a month for one bedroom. The cost depends on location, size, and utilities.

The most popular housing options you will come across as a student are:

- WG (Wohngemeinschaften or shared flats)
- Student Residence
- Private Studio or Apartment

When moving in, you must pay a deposit. This is usually two or three months' rent without utilities.



There are four student residencies in Passau managed by the Studierendenwerk Niederbayern/Oberpfalz:

- Bräugasse
- Donau-Schwaben-Straße
- Leonhard-Paminger-Straße
- Maierhofstraße

Student residencies are:

- Convenient
- Usually affordable
- Adapted for the needs of students
- Well-connected by bus or by foot
- For exchange students, the tenancy agreements are slightly different



Where to Search for Student Residencies



There are four student residential complexes where you can find affordable rooms in Passau:

- Bräugasse
- Donau-Schwaben-Straße
- Leonhard-Paminger-Straße
- Maierhofstraße



Click [here](#) for more information

Scan the QR code to learn how to apply

For exchange students please find more information on your application [here](#)



Another alternative are the so called Wohnbauwerk (student apartments):

- Schönleitnerweg
- Marienheim

Click [here](#) for more information

Scan the QR code to learn how to apply



- If you plan to study in Passau and want to rent a room or apartment in one of the student residencies, we recommend that you do not wait for the confirmation of your place of study to apply for a room in the halls. You do not enter into any contractual obligations by applying for a room: **your application only becomes binding if you accept a room offered to you.**
 - If you apply for a room in a student dorm, but sign a contract for alternative accommodation before you receive a response, please get in touch to **withdraw your application.**
 - If you haven't started looking for an accommodation yet - start now, as it can take a long time. If you won't find a long-term apartment right after arrival, you can also find a **temporary sublet** for the time you are looking.
 - You shouldn't expect to get a place in one of the student residences in the first semester, as waiting lists are often very long. Consider multiple housing options when looking for accommodation.
-

If you are looking for a private apartment or a room in a WG, the following websites are the most useful for you:

- **WG-gesucht** (available in English!)
- **Immobilienscout24**
- **Kleinanzeigen** (formerly eBay Local)
- **Kapfinger Wohnheim**
- **River Living Passau**
- **UNILIFE Passau**
- **Accommodation notice board**
- **Stud.IP** (Notice Board and the Blubber Stream, accessible only if you already have your IT credentials)
- **AEGEE Housing WhatsApp Group** (QR Code on the side)



Flatmate & Sublet Finder
WhatsApp group



For your initial stay Passau/ For temporary stays (up to a few months):

- **Spektrum Kirche**
 - Special rate for students: room with a bathroom and a shared kitchen for **530 €/month**. Book a room here; mention your student status and that you received the offer through us.
-

A **Wohngemeinschaft (WG)**, or shared apartment, is a common living arrangement in Germany, especially among students.

Finding a WG

- Websites like **WG-Gesucht** is quite popular
- Many WGs conduct interviews to ensure a good match in personality and lifestyle.

Shared Living Space

- Residents share common areas like the kitchen, bathroom, and sometimes the living room.

Cost Sharing

- Rent and utilities (electricity, internet, heating) are divided among all residents, making it an affordable option.
- Some WGs also share groceries or household items.
- The cost of radio tax (Rundfunkbeitrag) is also shared.



How to Get in Touch with WGs



Hello! 😊

Since my roommate has moved out for a new job, I'm looking for someone who would like to join our cozy shared flat.

I'm Mia, 25 years old, and currently studying media and communication. I enjoy exploring the city, trying out new recipes, and occasionally going to concerts. Your other roommate is Jonas, who is studying computer science and enjoys playing guitar and hiking in his free time.

We're looking for a relaxed and friendly person who enjoys both spending time together—like cooking dinner or playing board games—and also respects each other's space.

If you're interested in the room, feel free to send me a message with a little bit about yourself. We're looking forward to hearing from you! 😊

Hey Mia,
I am interested in becoming the third roommate. I am Alma, will start my Master's in Informatik in Summer 2025. I come from Albania and love cooking. I could make you my Grandma's famous Pispili. I like to....

Hey!
Is the room furnished?

- Use online platforms and websites
- Treat the first messages as formal business emails
- Write a clear and polite email: introduce yourself, mention the property you're interested in, and include important details (e.g. your background, planned move-in date).
- **Include required documents:** attach your proof of income and student or employment status.
- Our recommendation: approach landlords in German using translation tools if necessary.
- When using AI or translation tool, make sure it uses polite form (“Sie”, “Sehr geehrte...”)



- **Ask Relevant Questions** – Inquire about rent, utilities, lease terms, and viewing arrangements (only if not clear in the announcement).
- **Phone Calls** – If the listing includes a contact number, calling may be more direct, but always be polite and professional.
- **Be Responsive** – Landlords often receive many inquiries, so follow up promptly and express genuine interest.
- **In-Person Viewing** – If you're in Passau, you can request an in-person viewing or suggest a virtual tour if you're not yet in town.



Sehr geehrte Frau..../ Sehr geehrter Herr...

Ich interessiere mich für Ihre 2-Zimmer Wohnung in der Frühlingsstraße 4.

Mein Name ist Alma Pérez und ich werde ab Oktober mein Masterstudium in Informatik an der Universität Passau beginnen.

Die Wohnung gefällt mir sehr gut und entspricht genau meinen Vorstellungen. Daher würde ich mich sehr freuen, wenn Sie mir die Möglichkeit zu einer Besichtigung geben könnten.

Gerne kann ich Ihnen bei Bedarf alle weiteren erforderliche Unterlagen zukommen lassen.

Sie erreichen mich per Email oder unter der Telefonnummer 019855377649.

Ich freue mich über Ihre Rückmeldung.

Mit freundlichen Grüßen

Alma Auat

- **Recognize a possible scam:** If an offer seems too good to be true, it probably is. Be cautious of apartments or rooms with unusually low prices compared to similar listings. Scammers often use attractive photos and cheap rent to gain your attention. Always verify the landlord's identity and do not transfer money or sign any documents before viewing the place.
 - **Ignore the scammer:** Do not respond to their demands. Do not transfer money under any circumstances. If you have already transferred money, attempt to reverse the payment immediately, if possible.
 - **Document everything:** Save all correspondence, including emails, chat messages, and transaction receipts, as evidence. Keep copies of bank transfer confirmations or any other related documents.
-

- **Personal details and signatures, accommodation details**
- **Amount of rent**
 - “cold rent” (Kaltmiete) + utilities (heating costs, electricity, water) (Nebenkosten) = “**warm rent**” (Warmmiete)
- **Amount of deposit** (should not exceed 2-3 months’ rent) + details on refund
- **Contract type** (temporary or unlimited)
- **Termination**
 - temporary contract: automatic expiry (no termination required), usually early termination is not possible
 - unlimited contract: check the notice period (usually 3 months) and send a written and signed notice to the landlord.

Our recommendations

- **Handover Protocol:** When moving in, document the condition of the accommodation (photos) + meter readings (electricity, water, heating)
 - In case of **damages**, contact the landlord immediately (In case of repairs, the rental contract often specifies the amount above which the landlord will cover the costs)
-

- A tenant association can give you legal advice and support. It is recommendable to become a member right from the start (when moving to Passau). Problems arising before you join cannot be dealt with. (Consultation available immediately upon membership, legal protection insurance after 3 months)
- Mieterverein Passau
 - 120 EUR annual membership fee + 20 EUR admission fee
 - Minimum duration: 2 years
 - Services only available in German
- Alternatively, legal advice can be provided by the Student Legal Advice Service (Studentische Rechtsberatung). Advice is free of charge but does not include a legal protection insurance.
- Please note that there may be long waiting times for an appointment!

Recycling Rules

Restmüll

Residual waste - Déchets non recyclables - Mbetje plehrash - arhik atik
زباله هاي باقي ماندہ - النفايات المتبقية

STOP Nein · No · Non · Jo · Hayir · لا · خير

Items not accepted: Batteries, light bulbs, aerosols, and other hazardous waste.

Bioabfall

Food and green waste - Déchets biodégradables - Mbetje bio - biyo atik
زباله گیاهی مثل غذای باقیمانده - فضلات الطعام

STOP Nein · No · Non · Jo · Hayir · لا · خير

Items not accepted: Plastic, metal, and other non-biodegradable waste.

Papier/Pappe

Paper, Cardboard - Papier, carton - Letra, kartona - kâğıt, karton
کاغذ، مقوا - الورق والكرتون

STOP Nein · No · Non · Jo · Hayir · لا · خير

Items not accepted: Plastic, metal, and other non-paper waste.

Flaschen/Gläser/Dosen

Bottles, glasses, tins - Bouteilles, verre, boîtes - Shishe, qelq - şişeler, kavanozlar - بطری / شیشه - الزجاجات والعلب

STOP Nein · No · Non · Jo · Hayir · لا · خير

Items not accepted: Plastic, paper, and other non-glass/metal waste.

i

Wir trennen unseren Müll!
We separate our rubbish!
Nous trions nos déchets!
Ne të ndarë plehra tonë!
Biz bizim çöp ayrı!
ن نفصل القمامة لدينا!
ما محتويات زباله خود را جدا میکنیم

ZAW Donau-Wald
Gerhard-Neumüller Weg 1
94532 Außenzell
☎ 099 03/920 900
www.awg.de

ZAW Donau-Wald **Zweckverband Abfallwirtschaft Donau-Wald**

Spring 2018

Recyclinghof

Recycling Center - La déchetterie - Qendra e riciklimit - Geri dönüşüm merkezi
مرکز بازیافت زباله های با ارزش قابل استفاده

- Verpackungen
- Packaging
- Emballages
- Ambalaj
- paketim
- التغليف والتعبئة
- بسته بندیها
- Metalle
- Metals
- Métaux
- Metal
- metale
- المعادن
- فلزات

Recyclinghof

Recycling Center - La déchetterie - Qendra e riciklimit - Geri dönüşüm merkezi
مرکز بازیافت زباله های با ارزش قابل استفاده

- Elektrogeräte
- Electrical and electronic equipment
- Équipements électriques et électroniques
- Elektrikli ve elektronik aletler
- pajije elektrike
- لأجهزة الكهربائية
- لوازم الکتریکی

Recyclinghof

Recycling Center - La déchetterie - Qendra e riciklimit - Geri dönüşüm merkezi
مرکز بازیافت زباله های با ارزش قابل استفاده

- Problemabfall
- Hazardous waste
- Déchets dangereux
- Mbetje të rrezikshme
- Tehlikeli atıklar
- لنفايات الخطرة
- زباله های خطرناک ویزه

Recyclinghof

Recycling Center - La déchetterie - Qendra e riciklimit - Geri dönüşüm merkezi
مرکز بازیافت زباله های با ارزش قابل استفاده

- Sperrmüll
- Bulky waste
- Déchets encombrants
- Mbeturina të rënda
- hacimli atık
- للنفايات ذات الحجم الكبير
- زباله های وسایط بزرگ

“Pfand”



Being a Good Tenant & Neighbour

- Pay rent on time (Check your contract, set up an auto-payment in your bank).
- Respect the property. (Normally it should be left in the same condition as when you moved in)
- Check and follow house rules. (Check contract and building's rules)
- Respect quiet hours (Ruhezeiten, 22:00 - 7:00, Sundays whole day).



Tips and Hacks for Moving in

Tips:

1. Join the Kitchen Swap at semester start to get free/cheap kitchen items
2. Check student sell/buy groups for affordable second-hand stuff
3. Use Kleinanzeigen (formerly eBay) to buy furniture & essentials locally
4. Flea Markets in Passau - for example: Innpromenade and Real
5. Trödelbuam - second hand furniture, dishes, cuttlery etc.
6. Furniture stores - for example: jysk and mömax
7. Household utensils (low-budget options): action, kik, woolworth, tedi
8. Don't overpack — most things are easily available here (possible exceptions: things you might need immediately, medication, etc.)
9. Overall don't hesitate to buy second-hand



Thank You!

