

# Housing Solutions



Referat VI/2 -International Support Service  
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- Passau has a vibrant private housing market.
- The average rent is about €350-550 a month for one bedroom.
  - Two- or three-month deposit when you move in

- Use online platforms - (discussed later)
- 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, SCHUFA report (if available), and student or employment status.





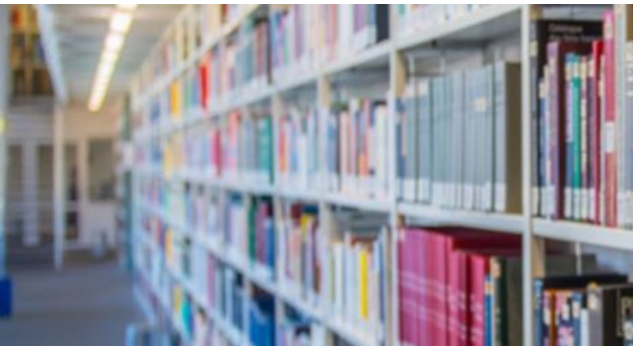
- **Ask Relevant Questions** – Inquire about rent, utilities, lease terms, and viewing arrangements.
- **Phone Calls** – If the listing includes a contact number, calling may be more direct, but always be polite and professional.
- **Be Responsive** – Landlords often receive many inquiries, so follow 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.



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



# Where to search for housing offers...?



Four student residential complexes in Passau:

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

residential complexes in Passau

Wohnbauwerk (student apartments):

- Schönleitnerweg
- Marienheim

Wohnbauwerk

- If you plan to study in Passau and want to live in student halls, we recommend that you do not wait for the confirmation of your place of study before you 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.**



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.



- WG-gesucht (**available in English!**)
- Immobilienscout24
- Kleinanzeigen (formerly eBay Local).
- Kapfinger Wohnheim
- River Living Passau
- UNILIFE Passau, ZS Wohnbau GmbH



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?



- [Accommodation notice board](#)
- [Stud.IP](#) (see the Notice Board and the Blubber Stream if you have a university IT account)





## 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.
- Sharing the cost of radio tax.

- **Documents:** Passport, visa/residence permit, university letter, health insurance, rental contract, other documents.
- **Clothes:** Warm layers, Rain jacket, umbrella, daily wear, traditional outfit.
- **Essentials:** Bedsheets, towel, adapter, meds, toiletries, backpack.
- **Kitchen:** Plate, mug, bowl, pan, cutlery, food containers.

## 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. Don't overpack — most things are easily available here

1. **Create a budget** – Track expenses for rent, utilities, and groceries.
2. **Learn basic cooking**– Prepare simple, nutritious meals.
3. **Set reminders for important appointments** – Stay on top of appointments like Foreigner's Office appointments, and Exam registration/ Semester re-registration fee deadlines.
4. **Cultivate social well-being** – Build a social routine and stay connected.
5. **Waste segregation** – Follow the trash schedule.

## **Being a Good Tenant**

- Pay rent on time.
- Respect the property.
- Follow house rules.
- Communicate clearly.

## **Being a Good Neighbour**

- Respect quiet hours (Ruhezeiten).
- Be friendly and approachable.
- Keep shared spaces clean.
- Handle conflicts calmly.
- Respect cultural differences.







- As there is always the danger of internet fraud, **please do NOT transfer money in advance (for rent, security deposit, etc).**
- Scammers try and tempt you with affordable offers and demand the deposit in advance. If you transfer the money, you'll never see it again.

- **Ignore the scammer:** Do not respond to their demands. Do not transfer money under any circumstances. Avoid cashing checks or forwarding letters/packages. 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.

- **Seek support:** Report the incident to your local police station. They will guide you on securing evidence and filing a formal report. While prosecuting scammers can be challenging, especially if they operate from abroad, reporting these cases can help prevent others from falling victim to the same schemes.





*Thank you!*

