

Universität  
Münster

# Section: Accommodation

Handbook for International Researchers

Dept. for Researchers & Staff (International Office)

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wissen.leben



# Accommodation

Münster is one of the most popular university cities in Germany and is known for its tight housing market. Finding accommodation is one of the first challenges you will face. However, it is possible to find accommodation, especially if the search begins early and there is flexibility. To successfully find housing in Münster, it is important to consider various aspects such as budget, type of housing, amenities, location, and duration of stay.

## Guesthouses of the University of Münster

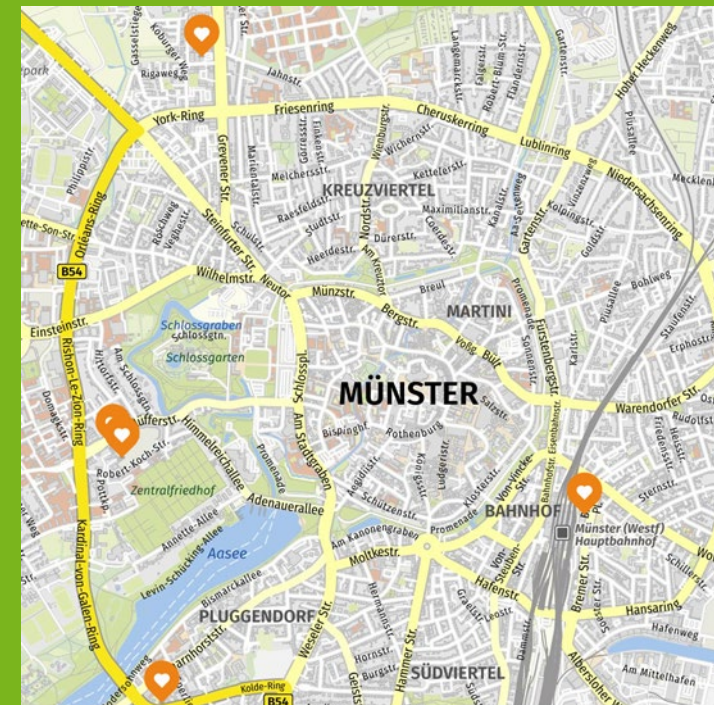
The University of Münster offers its international scholars a variety of accommodation options in five guesthouses. These apartments vary in size and price category, with the majority consisting of 1-person and 2-person apartments, as well as five apartments for families. Due to high demand, we strongly recommend submitting your reservation request as early as possible.

These apartments are rented for a limited period, with a minimum rental period of one month and a maximum rental period of 12 months. The rental period begins on the 1st or 16th of a month, with a one-month notice period. Under special circumstances, an extension of up to 6 months can be requested. However, it is important to note that a stay in the guest apartment beyond the maximum period of 18 months is not permitted. Reservations for the guesthouses of the WWU are made exclusively through the online form.



### HOUSING REQUEST

If you cancel the reservation less than a month before the rental start date, a cancellation fee equal to half a month's rent will be charged. Details on rental conditions can be found in the rental agreement you receive upon move-in. This will be provided in German, and an English version will also be available in the apartments.



- |   |   |
|---|---|
|  <b>ALEXANDER-VON-HUMBOLDT-HOUSE</b><br>Hufferstraße 61<br>48149 Münster |  <b>POHA HOUSE</b><br>Bremerplatz 50-52<br>48155 Münster       |
|  <b>GERMANIA CAMPUS</b><br>Dorpatweg 4-6<br>48159 Münster               |  <b>EDITH-STEIN-COLLEGE</b><br>Kolde-Ring 60<br>48151 Münster |
|  <b>EUROPA-HOUSE</b><br>Robert-Koch-Straße 36<br>48149 Münster         |   |

## General Tips for Finding Accommodation

Here are some basic tips:

1. Most apartments become available between February and March (for an April move-in) and between August and September (for an October move-in).
2. Respond quickly to as many housing ads as possible and make phone contact if a phone number is provided.
3. Write detailed messages if no phone number is given. An example can be found on the next page.

a. Budget: Rental costs vary depending on location, size, amenities, and condition of the apartment. In Germany, the rental price is generally calculated based on the "rent index". Proximity to the city center increases the rent.

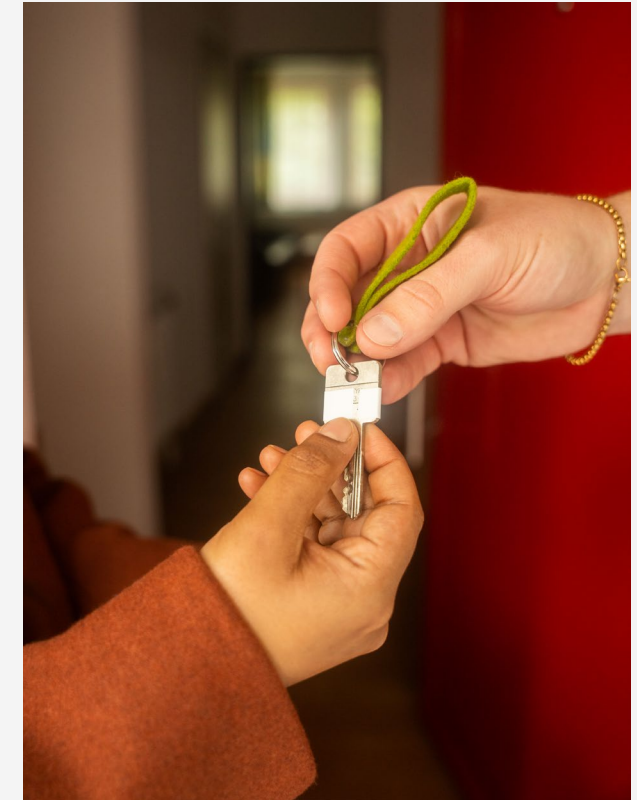
b. Type of Housing: You can choose between individual apartments and shared apartments (WGs).

c. Amenities: Private apartments are rented either furnished, unfurnished, or partially furnished. Furnished apartments tend to be more expensive.

d. Location: The location is determined by the distance to the city center of Münster. Apartments in central locations are more expensive.

e. Duration of Stay: Consider subletting or temporary accommodation if you cannot find an apartment for the entire stay.

f. Fraud Prevention: Be cautious of fraudulent offers. Do not transfer money before viewing the apartment and signing a rental agreement.



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**RENT INDEX (GER)**



**INFORMATION ON RENTAL FRAUD**



**ABBREVIATIONS**



g. Communication: Write a convincing, friendly, and informative message when responding to a housing ad. Provide relevant information about yourself and your situation.

Example Message:

“Dear [Landlord],

My name is [Name], and I am very interested in the apartment at [Address]. I am [age] years old and work at the University of Münster. I currently live in [current location] and will begin a [temporary/permanent] position as [position] at the University of Münster starting [beginning of stay in Münster]. Further information can be found on my LinkedIn profile: <https://www.linkedin.com/in/xxx/>.

I can provide a copy of my employment contract and a positive SCHUFA credit report at the viewing. If you need any additional documents, please let me know.

If you have any questions about me or would like to arrange a viewing appointment, you can reach me at [phone number]. I would be very pleased to receive positive feedback.

Best regards,  
[Name]”

## Private Housing Search

If the guest houses are fully booked, we are happy to assist you in finding suitable private market accommodation in Münster. It is advisable to start looking for housing early, especially for longer stays. For temporary stays, such as a semester, furnished apartments for sublet are suitable, while for longer stays, an indefinite rental contract with a three-month notice period is preferred. In Germany, apartments are usually rented unfurnished, but furnished options are also available.

Depending on your needs, you can search for an apartment for yourself or a shared apartment. The costs of an apartment typically consist of the base rent and additional costs.

Searching for apartments on various websites is free. Some properties may be offered by agents who receive a commission for successful placement.



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**! IMPORTANT:  
Unfurnished  
can also mean  
WITHOUT A  
KITCHEN!**

## LOCAL ONLINE MARKETS

<https://www.asta.ms/wohnboerse>  
[www.nadann.de](https://www.nadann.de)

## DORMITORIES AND HOUSING COOPERATIVES

<https://www.roomy-muenster.com/en/>  
<https://student.the-flag.de/en/muenster>

<https://www.leg-wohnen.de/>  
<https://www.sahle-wohnen.de/>  
[https://bauverein-ketteler.de/\\_wp2014/](https://bauverein-ketteler.de/_wp2014/)  
<https://www.wohnungsverein-muenster.de/>  
<https://www.vivawest.de/>

<https://www.drk-westfalen.de/spalte-3/wohnheim/studentenwohnheim/studentenwohnungen.html>

<https://www.wohnstadtbau.de>

## FURNISHED APARTMENTS

<https://www.monteurzimmer.de/en>  
<https://www.deutschland-monteurzimmer.de/muenster>  
<https://monteurzimmer.world/unterkunft-muenster/>

## TEMPORARY HOUSING

<https://www.sleep-station.de/?lang=en>  
<https://nordstern-hostel.de/en/>  
<http://www.bedandbreakfastmuenster.de/en/home.html>  
<https://www.stadt-muenster.de/en/tourismus/hotels>  
<https://www.airbnb.de/munster-germany/stays>

[https://www.h-hotels.com/en/hostels/hotels/hostel-muenster?utm\\_source=yext&utm\\_medium=listing](https://www.h-hotels.com/en/hostels/hotels/hostel-muenster?utm_source=yext&utm_medium=listing)

<https://www.couchsurfing.com/places/europe/germany/muenster>

Some hotels offer discounts for employees of the University of Münster. Please contact us for a corresponding list of hotels.

## NATIONWIDE INTERNETMARKETS

[www.wg-gesucht.de](https://www.wg-gesucht.de)  
<https://www.ebay-kleinanzeigen.de/>  
<https://immomarkt.ms/>  
<https://www.immobilienscout24.de/>  
<https://wunderflats.com/en>  
<https://www.wohnung-jetzt.de/>  
<https://www.thehomelike.com/>  
<https://www.spotahome.com/>  
<https://www.uniplaces.com/en>  
<https://muenster.domocompany.de>  
[www.immowelt.de](https://www.immowelt.de)  
[www.immonet.de](https://www.immonet.de)  
[www.quoka.de](https://www.quoka.de)  
<https://housinganywhere.com/>  
<https://www.wohnungsboerse.net/Muenster/mieten/wohnungen>  
<https://www.immobilo.de/mieten/wohnung/muenster/moebliert>  
<https://www.meinestadt.de/muenster-westfalen/immobilien/wohnungen>

## FURNITURE MARKETPLACE

<https://www.muenster-fast-umsonst.de/secondhand/m%C3%B6bel-tr%C3%B6del>

# Apartment Rental

1. Rental Agreement and Documents: Before moving in, signing a rental agreement is required, which outlines your legal obligations. Note that rental agreements are generally not easily terminated. A landlord's certificate of residence (Wohnungsgeberbescheinigung) is necessary for registration with the local registration office (Bürgeramt).

2. Deposit: The amount of the security deposit is stipulated in the rental agreement and typically amounts to a maximum of three times the net cold rent (Nettokaltmieten). It serves as security for the landlord and is usually paid with the first month's rent or in installments. The deposit is refunded no later than 6 months after moving out.

3. Apartment Handover: Before moving in, you'll arrange a handover appointment with the landlord. Keys will be handed over, and any defects will be documented.

4. Tenant's Rights and Responsibilities: As a tenant, you are responsible for the proper use of the apartment. The landlord bears the maintenance costs but may transfer repairs up to a certain amount to the tenant. For questions regarding contract negotiation, you can contact the AStA Münster.

## Moving-In

1. Moving Organization: You can either hire a moving company or organize the move yourself. It's advisable to seek help from colleagues and acquaintances in Münster.

2. GEZ (Broadcasting Fee): Every household is required to pay broadcasting fees. After registering at the local registration office (Bürgeramt), you will receive information about payment. Special regulations apply in the guesthouses.

3. Insurance: Take out liability and household insurance to protect your property.

4. Internet Connection: Arrange your internet connection, either through the previous tenant or by entering into your own contract with an internet service provider.

5. Registration and Documents: Register at the local registration office (Bürgeramt) within two weeks of moving in. Required documents include ID card/passport, landlord's certificate of residence (Wohnungsgeberbestätigung), and, if necessary, a registration form.



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For the guest houses of the University of Münster, special conditions apply. Please contact the guest house management at [visiting.academics@uni-muenster.de](mailto:visiting.academics@uni-muenster.de).





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## Impressum

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Person of contact:  
Maria Homeyer - Head of Department  
Hüfferstr. 61  
48149 Münster, Germany  
[welcome.centre@uni-muenster.de](mailto:welcome.centre@uni-muenster.de)

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