



KOZMINSKI UNIVERSITY

ACCOMMODATION FOR EXCHANGE STUDENTS

Kozminski University assists foreign students in their housing needs however we cannot provide places in dormitories as we do not have one. Apartments and rooms are usually rented in Warsaw through a network of agencies specializing in short term furnished accommodation or through agreements with individual landlords. Rental fees range from approximately 350 to 500 € per month, depending on location, size, standards etc.

- ❖ When searching accommodation on your own, it is important to start well in advance as it quite difficult in the beginning of the academic year when Polish students are also looking for accommodation in Warsaw.
 - ❖ A good start is to get in touch with your *mentor (ESN program)* who can assist you in every step. It is common that *mentors* help you look for accommodation during the first days of your stay as Kozminski University does not have a housing office to assist you with this matter.
 - ❖ Please contact also other exchange students coming in the same semester and year to Kozminski University. The contact list will be provided to you well in advance. This way you can contact students who are looking for roommates.
 - ❖ Please check regularly the information posted on ESN Kozminski FB fan page. You can post your requests there.
 - ❖ Check your emails during summer time, as International Students Advisor will be sending you rental offers
 - ❖ Before coming to Warsaw please book temporary accommodation (unless you already have a proper flat). Below please find links to different hostels in Warsaw, where you can spend your first days in Warsaw before you find the proper accommodation. Due to high tourist season between June and October we recommended you to make booking at least 5 weeks in advance.
- Oki Doki Hostel <http://okidoki.pl/wp/lang/en/>
 - Moon Hostel <http://moonhostel.pl/hostel-krakow-new-en/start/>
 - Stalowa 52 Hostel <http://www.stalowa52.pl/en>
 - Tamka Hostel <http://www.tamkahostel.com/>



www.kozminski.edu.pl



KOZMINSKI UNIVERSITY

HOW TO FIND PROPER ACCOMMODATION

1. Please use below links to search for the flats in Warsaw (the pages are in Polish, but you can easily check the information by using google translator)

- <http://www.oferty.net/>
- <http://www.nportal.pl/>
- <http://warszawa.gumtree.pl/f-mieszkanie-do-wynajecia-Nieruchomosci-dom-mieszkanie-wynajme-W0QQCatIdZ9008QQKeywordZmieszkanieQ20doQ20wynajQc4Q99cia>
- <http://erasmusu.com/en/erasmus-warsaw/student-housing>

Few Links to real estate agencies:

<http://www.easyrenting.pl/> dedicated especially for the Erasmus students, we cooperate with them over one year

www.e-afs.com Accommodation for Students they can provide full service including pick up, accommodation, orientation during first days

www.origonieruchomosci.pl Origo real Estate settled by Kozminski alumni

<https://homebroker.pl/> (recommended by National Erasmus Student Network)

The best districts in Warsaw (in the University neighbourhood)

Kozminski University is located in **Praga Północ**.

Cheapest options (near University- right side of Vistula river , far from city centre, not touristic districts):

- Praga Północ
- Targówek
- Białołęka (Tarchomin)
- Praga Południe

More expensive and expensive (near city centre- left side of the river, good connections with University, metro line)

- Śródmieście (city center, metro line)
- Żoliborz
- Bielany (metro line)
- Wola (next to Śródmieście, good tram connection)
- Mokotów (quite far but there is metro line)



www.kozminski.edu.pl

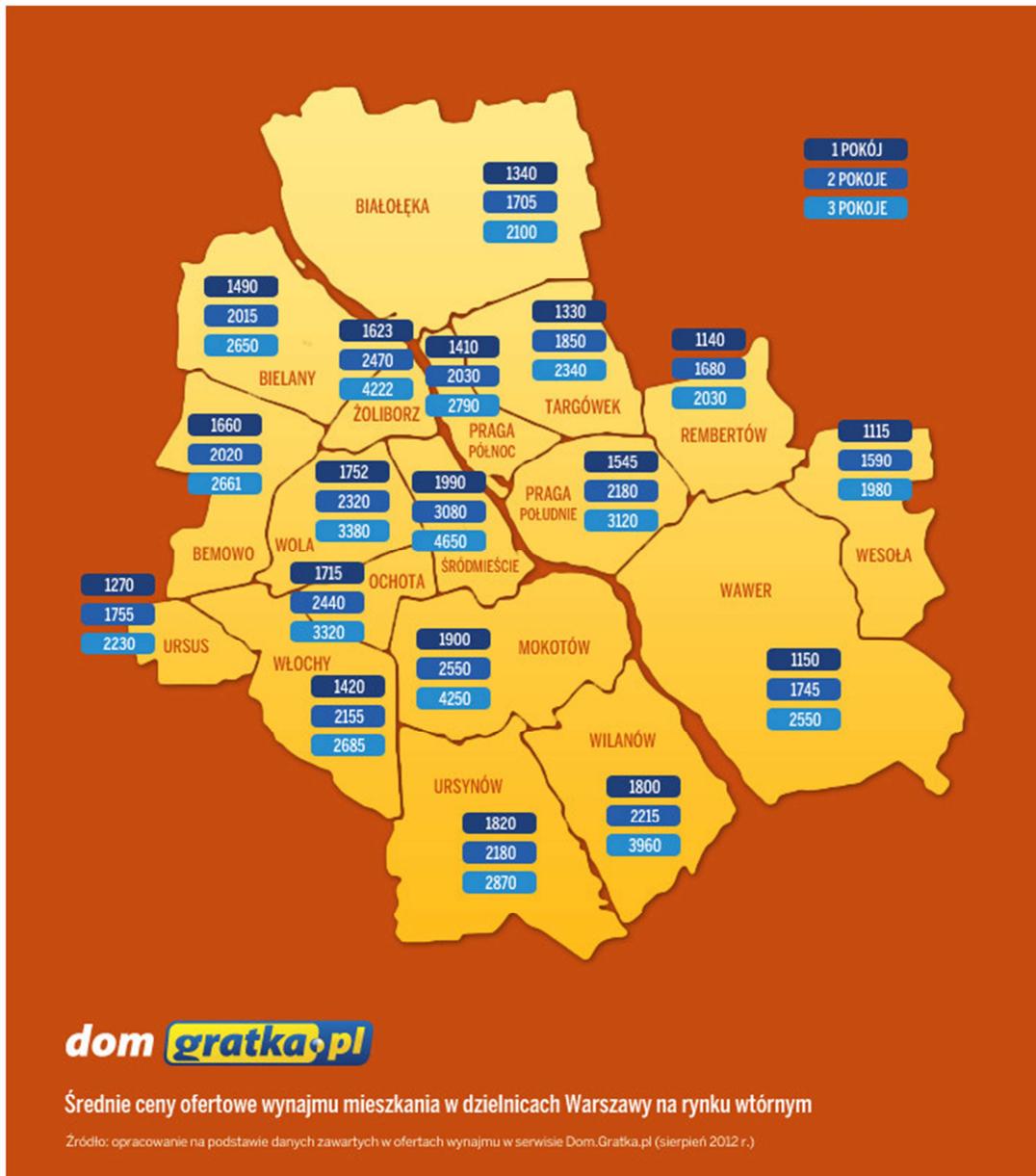
ul. Jagiellońska 57/59, 03-301 Warszawa, tel. 22 519 21 00, fax 22 519 23 01, e-mail: akademia@kozminski.edu.pl



KOZMINSKI UNIVERSITY

Please find below a map presenting prices (in PLN; 1 EUR=4,15 PLN) in different districts in Warsaw (data from September 2012)

1 pokój=1 room; 2 pokoje= 2 rooms; 3 pokoje= 3 rooms



www.kozminski.edu.pl

ul. Jagiellońska 57/59, 03-301 Warszawa, tel. 22 519 21 00, fax 22 519 23 01, e-mail: akademia@kozminski.edu.pl



KOZMINSKI UNIVERSITY

ADVICES REGARDING RENTING A FLAT THROUGH AGENCY

REAL ESTATE AGENCY (REA) SERVICES

- You are not obliged to pay anything to REA before they find you a flat and you sign the tenancy contract. If REA requires any payments earlier- please change the agency asap
- Most REAs want to sign a contract called in Polish “Umowa pośrednictwa najmu”, which means that you give REA the right to find a flat on behalf of you. When the agency finds you a flat and you sign the contract with the landlord you are obliged to pay the agency the commission – usually from 50% to 100% of monthly rent.
- The amount of commission should be stated in the contract with the agency. The commission is usually negotiable.
- Remember that you can sign the contract *Umowa pośrednictwa najmu/wynajmu* with many REAs, not only one (please pay attention if it is exclusive right [in such case you cannot search through other REAs]- in Polish it would be *umowa na wyłączność*). However you must be aware that if you find a flat and sign the tenancy agreement with landlord, you must inform all other REAs, that you do not need their assistance any more (In such case please ask for a document where they cancel the agreement).

TENANCY AGREEMENT WITH LANDLORD

- Usually you are obliged to pay one monthly rent as deposit (*kaucja* in Polish). It will be returned to you after you left the flat provided that no damage was made
- Every legal owner of the flat is obliged to pay *czynsz* (monthly administrative payment). Please ask the landlord if this payment is included in the rent. *Czynsz* for 40 m² flat is about 350 PLN.
- Please remember also about costs of living like: Internet, electricity, gas, etc. The payments for hot and cold water, garbage and lift are usually included in *czynsz*. If you have any doubts regarding the usage of energy, water, gas, please ask the landlord to present you the bills.
- Please ask for a copy of the Tenancy agreement few days in advance to have the possibility of reading it carefully