

How to

Find housing

in the Netherlands



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Housing in the Netherlands

You found the job of dreams in the Netherlands and you now wish to find an accommodation to start your new adventure? Let us accompany you through this challenging endeavour. Indeed, the Netherlands is going through a housing crisis as there are more demands than there are offers available. But not to worry! It is not "mission impossible" either, you just need to be very organized and prepared!

Guide Plan

- Where to look?
- How to look?
- Information to share
- What to do during a visit?
- Documents Checklist
- Red flags to look out for

Where to look?

It is important to keep in mind that the **housing situation is tense**. You are likely to encounter scammers while searching if you are not careful enough which is why it is very important to stay on **verified websites** and to be careful when searching for your future accommodation through social media. Social media can be a good option if you are looking for a room or home sharing. Nonetheless do not feel defeated, it is quite easy to find **safe websites** and to rent without having to pay for an agent.

The best websites to find housing as an expat are www.pararius.com/english and <https://www.funda.nl/en/huur/>. They are platforms that gather all verified real-estate agencies' offers. Agencies are required to pay to be able to post on the website which helps

guarantee that the ads are safe. [Pararius](#) is where you will find a higher number of rentals as [Funda](#) is more dedicated to buying. If you are more interested in finding a room rather than an apartment you also use <https://kamernet.nl>.

Here is a list of agencies on [Funda](#) and [Pararius](#) that tends to answer requests the most :

Agencies	Specialty
Riva Rentals	Furnished
Interhouse	Furnished
Vast Goed Hart	Unfurnished
Verra Markelaars	Furnished, higher budget
Voorberg	Unfurnished
Rotterdam Appartments	Furnished
Ben Housing	Both
Stad&Land	Unfurnished
Bakker&Steffen	Furnished
Perfect Rent	Furnished, highly qualitative listings
Jeco Real Estate	Furnished
123Wonen	Furnished
Expathousing Rotterdam	Furnished

How to look?

A few basics that are important to know before diving into your research :

- There are **three types of rentals** that you will encounter: **Furnished**, **Carpet and curtains** and **Uncarpeted**. Pay attention to these criteria because uncarpeted means an apartment without flooring and painted walls. It is due to the fact that Dutch people

usually rent for a long time period and like to be able to decorate everything by themselves. Yes, they leave with their floor when they move out.

- You will be at least 30 per rental offer **make sure that your application** stands out and that all your **documents are ready**.
- Move to an Airbnb or a Hotel at least two weeks before your first day of work. **Virtual visits are extremely rare** and you take the risk of getting scammed. Moreover, agencies tend to ignore you when you are not in the Netherlands yet. **Coming in advance is vital** as it increases your chances of getting access to housing and ensures the apartment corresponds to the advertisement.

As you must have understood by now finding an apartment in the Netherlands is a true sport that has its own set of rules and specificities. Here are the different tips we can share with you to increase your chance of getting an apartment :

1. **Be an early bird:** New listings are usually posted around 7:30 am, make sure to prepare an alarm to be the first to react to the new apartments. Indeed, there is a limited number of visitors per listing and reacting first allows you to ensure you get a spot to visit the apartment.
2. **Prepare a personalized message:** When you find a listing you like, click on "Plan a viewing". Then you will be asked to share your availabilities and there will also be a box that allows you to write a message. Please, do not leave it blank, it is important to maximize your chances that you use that box to present yourself as well as your situation to stand out and show the agent that you are a nice profile.
3. **Call agencies:** Do not hesitate to call agencies, they will tell you to go through their website but it might allow you to squeeze into a visit you wouldn't have gotten otherwise.
4. **Don't be too picky:** Do not close any doors by only focusing on furnished apartments, the market is already hard enough as it is. If you get picked for an unfurnished rental and you wish to furnish it on a small budget you can go to [marktplaats](#) or [Kring loop](#) where you can find great second-hand furniture.
5. **Be reactive:** If you are selected for a visit reply as soon as you get an answer to keep your spot. After visiting, if you liked the apartment send your agent a message as soon as possible.
6. **Ask for updates:** Agencies are extremely busy and might forget about you so if you are waiting for an answer do not hesitate to contact them to make sure they come back to you as soon as possible.
7. **Prepare your documents:** Have all your documents prepared in a pdf format as some agencies ask to see them before allowing you to visit the apartment. Check the **documents checklist** section to see all the documents you need.

Information to share

After all your efforts to apply to different apartment visits, **a real estate agent will reach out to you asking either if you are available for a visit or for additional information**. This is to make sure that you fit the requirements specific to the apartment you are interested in. We

advise you to **have a nicely written e-mail prepared in advance** mentioning all of this information so you can **send it as fast as possible to the agent**.

Here are the information usually asked by agencies :

- First name and last name
- Phone number
- Date of birth
- reason to move
- Moving date
- How many people are you renting with?
- What is your relationship to these persons?
- Do you match the income requirement?
- Do you have any pets?

For workers specifically :

- Gross Monthly Salary
- Type of employment contract
- What is your company?
- Company's industry
- How long have you been in the company?
- Do you have an employer's statement?
- Is your probation period over?

For Entrepreneurs / Freelancers / Business Owners specifically :

- What is your industry?
- Since when did you start your business?
- Annual figures for the last 2 to 3 years
- The annual turnover for 2021, 2020, and 2019

For Students specifically :

- What are your studies?
- Do you have a grant? If so how much?
- Graduation date
- Do you currently have a side job?
- Income
- Do you have a guarantor?
- Gross income of your guarantor

If you are renting with a partner add their information as well.

What to do during the visit?

Do not be surprised, visits usually are **extremely short** as they try to allow as many people as possible to visit the apartment so the landlord has as many choices as possible. Agents will **rarely give you an actual tour** of the apartment, **roam freely** and then **ask your questions** to the Real-estate agent. You will either **visit the apartment alone** and have a very short time to visit (5-10 min) or you will **visit as a group with around 30 other candidates**.

The agent that accompanies you during the visit is usually the agent that makes the decision to share or not your application with the landlord so make sure to **leave a good impression**. Don't put too much pressure on yourself and don't try too much, **being polite and introducing yourself briefly** is more than sufficient. It is not mandatory but **dressing nicely** can only be beneficial.

It will also be the perfect time for you to **ask all the questions you may have** to the agent. Make sure that you **study well the advertisement and write down every question** that may come to your mind **before the visit**. Agents are usually hard to reach as they spend their days showing houses, this is the **only moment** you will get their full attention.

Here are questions that are important to ask :

- **What is the energy label of the rental?** Even though Netherlands houses are beautiful they are not always perfectly isolated and gas heating is expensive. Always make sure that the rating is at least D.
- **Does the agency offer a package for utilities?** They sometimes have partnerships and can help you arrange utilities.
- **What is included in the price?** This question will help you understand where you stand in terms of utilities, if they provide internet or water etc...
- **How much is the deposit?** Usually, this is shared in the advertisement but make sure to ask if it is not.
- **Do you know how much the previous tenant paid for utilities?** This can be an interesting question for you to know if the apartment fits budget-wise and have a clearer visibility on the cost the apartment represents.
- **What is the policy of the agency for raising the rent?** It happens that some agencies raise the price of the rent each year, so it is always interesting for you to be aware of how much the rent may increase.
- **What type of contract do they offer for the apartments?** Is it a fixed rental contract or an indefinite contract? If it is a fixed contract it is also interesting for you to know how long you have to stay before you can terminate your contract (usually 1 year).
- **Do they accept pets?** Do not forget to ask this question if you have them as they are usually not allowed.
- **Do they accept smokers?**
- **Do they have any insurance they can recommend?**
- **Can they give you their card?** This is important as it allows you to have direct contact with the agency. You will be needing it to tell them that you are interested in the apartment and wish to move further.

- **What are the requirements for freelance workers?** Unfortunately, if you are a freelancer agency will ask you for supplementary documents as they consider the status as possibly unstable.

Documents checklist

After the visit, **as soon as you have the time, make sure to let the agent know that you are interested in the apartment.** After the first visit, the apartment is **usually rented out the next day.** It truly is a **time-sensitive** issue which is why we insist so much on letting the agent know rapidly. Usually, you have to **make a nice email confirming your interest** in the apartment and then the agent gives you the documents required to go further in the application process. If you are renting as a couple or with another person do not forget to share their documents as well.

Here are the documents that are usually asked for by agencies, make sure to **prepare them in advance in pdf** :

- ☐ **A letter presenting yourself and showing your motivation.** Always send it even if they don't ask for it, it is a great way to stand out.
- ☐ A **colour copy** of your **passport** or **identity card**. Do not forget to cover your social security number.
- ☐ **3 recent salary slips.**
- ☐ **Employment contract.**
- ☐ **Landlord statement**, stating that you are good tenants and that you always paid on time.
- ☐ A **recent annual statement.**
- ☐ A **bank statement** showing your salary payments.
- ☐ An **employer statement** is a document to be drafted by your employer sharing your job details and income.

Documents you need if you do not match the income requirement :

- ☐ A **colour copy** of your guarantor's **Identity card** or **passport** as well as their spouse's document if they have one.
- ☐ 3 recent salary slips of the guarantor.

Additional documents for students :

- ☐ An **income overview** showing your student finance.
- ☐ A **School registration.**
- ☐ A **colour copy** of your guarantor's **Identity card** or **passport** as well as their spouse's document if they have one.
- ☐ 3 recent salary slips of the guarantor.

Additional documents for Entrepreneurs / Freelancers / Business Owners :

- ☐ A **KVK extract from the trade register** at the Chamber of commerce.
- ☐ An **Approved annual report**.
- ☐ A current **balance sheet**.
- ☐ A **profit and loss account**.

Red Flags to look out for

Now that you are fully prepared for your home search, here are the red flags that you should avoid:

- You **should not have any additional fees to pay** before renting. The **only acceptable** payment requests are the **first month**, the **deposit** and the **utility advance** if there is one.
- They are **no fees to subscribe to the town hall**.
- **Do not accept signing a rent contract without visiting** at least online.
- **Always compare prices** if it is way too low compared to other offers it probably is a scam.
- **Check the online presence of your agency**, they should have either an Instagram account or a LinkedIn.
- **Stay on known websites**.
- **Never trust an agent directly transferring you to someone else** before even visiting **especially** if it is supposedly a **landlord**.
- Ask if you **can register with the council** at the rental address, **if not it is a scam**.
- **Avoid paying by any other means than a Bank transfer**.

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