

INTERNATIONAL HOUSING TOOLKIT

The beginner's guide to
finding accommodation

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THE HOUSING SITUATION IN EINDHOVEN

Starting a new chapter in life is always exciting! We're glad that you have chosen Eindhoven as your study destination and we look forward to having you here with us. We believe you will have a wonderful time here in the Netherlands.

THE HOUSING SHORTAGE

Currently, there is a housing shortage within the Dutch market, and this affects our international student body heavily, especially when it comes to moving to a new country and being unaware of the situation.

A lot of institutions, us included, also advise students to not come to the Netherlands if they have not secured accommodation.

Dutch universities do not own dorms or guaranteed accommodation. Nevertheless, we partner with student housing organizations and offer a limited amount of reserved rooms for exchange students and students from outside the EU-EEA. Our general advice is:

Start as early as possible, be informed and alert, and do not underestimate the situation!

As we do not own housing ourselves, our utmost priority is to offer you support in finding accommodation. We have compiled the most relevant information and helpful tools in this toolkit, so you are more equipped in your house-hunting journey. We wish you the best of luck!

HOUSING RESOURCES

Information from the city of Eindhoven on finding student housing: https://assets.tue.nl/fileadmin/Tips_for_students_on_how_to_find_accommodation.pdf

The TU Eindhoven provides a clear overview on their website that gives tips on finding housing:

<https://www.tue.nl/en/education/become-a-tue-student/housing/> (most of these tips are also relevant for non-TU/e students)

Note that with some platforms, a subscription fee applies. Here you can find a list of platforms to find housing:

Housing platforms:

<https://friendlyhousing.nl/en>

<https://goethvastgoed.nl/en>

<https://www.stoit.nl/>

<https://en.brickvastgoed.nl/>

<https://www.dhvc.nl/>

<https://www.pararius.com/english>

<https://www.kamernet.nl>

<https://www.xior.nl/en>

<https://www.funda.nl/en/huur/>

<https://www.directwonen.nl>

<https://www.rotsvast.nl>

<https://www.huurwoningen.nl>

<https://www.livinginthegeneral.nl/>

Facebook groups

<https://www.facebook.com/groups/427811190638248>

<https://www.facebook.com/groups/1510096729269075>

<https://www.facebook.com/groups/343270165754461/>

<https://www.facebook.com/groups/284141089612808/>

<https://www.facebook.com/groups/roomandroommateineindhoven/>

<https://www.facebook.com/groups/686911071512903/>

<https://www.facebook.com/groups/882456575178106>

Housing agencies (focused on shortstay):

<https://www.servicedapartments.nl/eindhoven/>

<https://sonsrealestate.nl/student-housing/>

<https://www.woonhoteleindhoven.nl/en/index.php>

(inexpensive hotel accommodation)

<http://www.budgethotel.nl/> (inexpensive hotel accommodation)

<http://www.3be.nl/> (inexpensive B&B accommodation)

<https://www.harbalorifa.nl/en-gb>

(hostel and tiny houses in Valkenswaard)

Housing agencies:

<https://holland2stay.com/>

<https://nl.cameloteurope.com/>

Other platforms:

<http://www.wimdu.com/>

<http://www.airbnb.com/>

Online platforms with a wide range of private accommodation to rent temporarily. Private parties offer rooms or whole apartments for rent, short term.

www.nestpick.com is an online rental platform that allows students to find their home in a foreign city. The website allows students to rent mid to long term accommodation securely, quickly and conveniently. The company verifies apartments to make sure that the process of moving into a new city is smooth and secure.

**STEP-BY-STEP GUIDE:
WHERE AND WHEN
TO START WITH FINDING HOUSING**

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The recommendation is always start as early as possible.
Competition is high, so it is best to be quick on your feet!
By starting early, you will also be able to get accustomed to the situation and the house-hunting practices.

Listings usually include a start date, which is usually 1-2 months after the listing is posted. Consider renting early and come to the Netherlands before your study starts to make sure you have accommodation.

Accommodations can come furnished, semi-furnished or unfurnished. This depends on the property. Check the listing carefully to see what is included in the inventory. A deposit of 1-2 months rent is also usually required.

The average* rental prices in Eindhoven are: 

ROOM ('KAMER' IN DUTCH):

💰 *€370 (approximate range €300 - €500) per month including utilities (water, heating, electricity and Internet)

STUDIO:

💰 *€520 (approximate range €500 - €1200) per month including utilities (water, heat-ing, electricity and Internet) minus possible rent allowance ("huurtoeslag")

APARTMENT ('APPARTEMENT' IN DUTCH):

💰 *€ 660 (approximate range € 600 - € 1500) per month including utilities (water, heat-ing, electricity and Internet) minus possible rent allowance ("huurtoeslag")

Note that some listings are excluding utilities fee.

Rental contracts are often written in Dutch . Be sure to use a good translation tool (Google Translate or DeepL), or ask for help to make things clear!

STEP 1: WRITE DOWN YOUR CRITERIAS

To start, it is important to narrow down your search criterias and pinpoint exactly what you're looking for. This way, you can quickly filter listings and make your search easier. Keep in mind to make your criterias not too narrow, otherwise you might not find anything!

All our tools are interactive.
Fill in the blanks and interact
with the checkboxes!



Some accommodations require documents, such as income statements (from guarantors) or personal identification documents. Make sure you have access to these documents.

CRITERIAS TEMPLATE

Look for this icon to find
the tools



Where are you looking?

Location: _____ Radius: _____ km

What is your budget?

_____ euros per month ☐ incl. ☐ excl.

What type of accommodation?

☐ Room ☐ studio ☐ apartment ☐ Private ☐ Shared

Furniture?

☐ Furnished ☐ Unfurnished

How big?

_____ m²

STEP 2: WRITE AN INTRODUCTION

Before jumping in, you would need to prepare an introduction about yourself and what kind of accommodation you're looking for. This introduction can be posted as an "advertisement" on Facebook groups, or be sent as a reply to accommodation listings.

Landlords face the decision to select amongst a large number of applicants for their accommodation listing. Therefore, you should portray yourself as an ideal candidate and stand out!

Feel free to use our fillable template on the next page, or use it as inspiration. Just edit the PDF and fill in the blanks with your own words. Then, you can copy and paste it anywhere.

We suggest adding your own "flavors" into the introduction 🤔



List your favorable qualities as an ideal tenant. According to Davis (2015), a good tenant should be responsible, respectful, clean, communicative and honest.



Nica Brennden

Yesterday at 4:45am • 🌐

Hi! My name is Nica, I am 20 years old, from 🇮🇹 and I am a future student of HU Utrecht! I am looking for an accommodation in Utrecht, Hilversum or Amersfoort with a radius of 10km. My ideal accommodation is a private studio or a room in a shared apartment and with at least 20m2 . I have a budget of 700 euros.

About myself, I am fun, social and outgoing. My hobbies are photography and cooking. If we were to be future housemates, I would love to cook for you! 🍳 I am also quiet, clean and responsible

If you know of anything that fits my criteria, please reach out to me via DM or my phone number +31194324280. Thank you!



Source: https://www.har.com/blog_45196_top-seven-qualities-of-a-good-tenant

INTRODUCTION TEMPLATE (POST)



Hi! My name is _____, I am _____ years old and I am a student of _____.

I am looking for an accommodation in _____(location) with a radius of _____ (km). My ideal accommodation is a _____ and with at least _____ m2 . I have a budget of _____.

About myself, I am _____.
My hobbies are _____.

If you know of anything that fits my criteria, please reach out to me via _____. Thank you!

INTRODUCTION TEMPLATE (LISTING RESPONSE)



Dear Mr/Ms _____

My name is _____ and I am a student of _____. I am very interested in your accommodation in _____ and I would like to ask whether it is available, and whether we could set up a viewing some time soon!

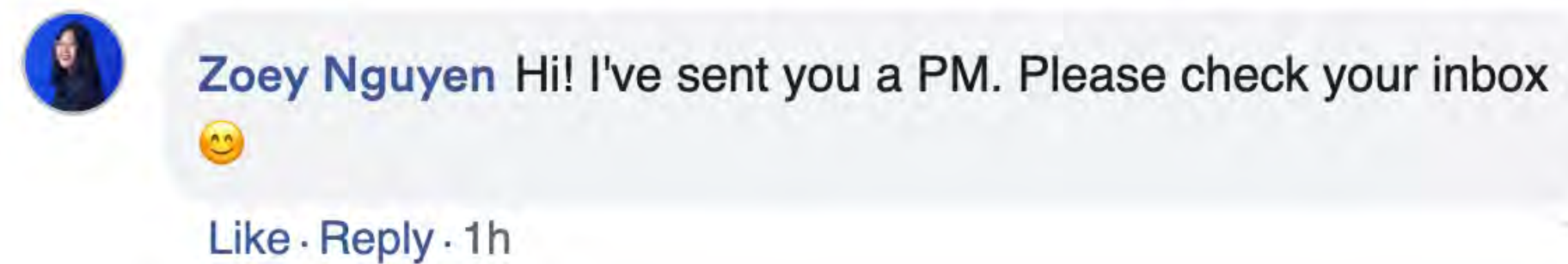
About myself, I am _____.
My hobbies are _____.

Looking forward to your reply,
_____.

STEP 3 : START LOOKING!

Now that you have noted down your preferences and prepared an introduction, it is time to start looking. Make an account on several housing platforms, check frequently and be ready to reply to listings. We will discuss some common house-hunting practices.

For Facebook groups, make sure to leave a comment notifying the posters that you have sent a private message . 



For other housing platforms, use our template and send a nice email or message to the landlords. Make sure to have your notifications on so you do not miss any replies.

Your profile (whether on Facebook or other housing platforms) should be as complete as possible so you leave a good impression. Include a profile photo of yourself as well for extra credibility.

Be extra aware of scammers! If a listing is too good to be true, then it probably is. Always try to have a second opinion to avoid being scammed.

On the next pages, we compiled a list of useful house-hunting tips and do's and don'ts to aid you on your search.



HOUSING SEARCH TIPS



Start as early as possible, even if that is before you receive your letter of acceptance.



Expand your search - look out of Eindhoven as well: Nuenen, Helmond, Geldrop, Tilburg surrounding towns or cities are also viable options.



You are required to have [registration](#) at your address, so make sure the accommodation allows that. If you are unable to register, you risk being fined!



Turn on [search notifications](#) and app notifications so you are always alerted when there are new posts or listings available.



Check the [address](#) of your accommodation. How close is it to the city center? To your campus? What mode of transportation are available?



Do a round of [checking](#) at least once a day on every platform you are on.



Watch out for [scammers](#)! If it's too good to be true, it probably is. Check out our Scammers chapter for more tips.



Make use of [your network](#) - having people who already live in the Netherlands is extremely useful! They can give you tips, help you with viewings or connect you to temporary accommodation options.



Never accept an offer without doing a [viewing](#). You will risk being scammed, or accepting an accommodation with defects.



Also, [make use of support](#) and expand your network by checking out our Contact page.



DO'S AND DONT'S – 🔑

HOUSE HUNTING

Do










- ✓ Know your preferences
- ✓ Start as early as possible
- ✓ Check frequently
- ✓ Be open to locations outside Utrecht
- ✓ Ask a lot of questions. When in doubt, always ask!
- ✓ Seek help & support
- ✓ Consider secondary/temporary options
- ✓ Be careful with personal documents & personal details

Don't







- ✗ Settle for a place without registration
- ✗ Accept an accommodation without viewings
- ✗ Be too picky. Housing is limited!
- ✗ Fall for scammers. Make sure you know all the signs.
- ✗ Rush. Take your time to inspect and assess the accommodation before signing.
- ✗ Be discouraged, you can do it!

AVOIDING SCAMS

Unfortunately, many students fall for scammers while looking for housing in the Netherlands. Here's a list of things to look out for when checking out an apartment.

-  Is the price too good to be true?
-  Does the account post multiple listings in several cities?
-  Is the landlord abroad and cannot arrange a viewing?
-  Are you immediately referred to a second person?
-  Are there signs of non-Dutch power plugs, appliances, brands, food etc. in the photos?
-  Does the view outside of the windows look like the Netherlands?
-  Is the apartment perfect in every way? (Close to amenities, fully furnished, good price, etc.)
-  Do they request payment via AirBnB?
-  Do they pressure you into paying instantly?

Some more general tips to avoid scammers:

-  Do a thorough check of the landlord's social media
-  Don't accept an apartment without a viewing
-  Do not sign the contract without receiving a key
-  Be critical of the landlord's personal details and payment details
-  Read your contract carefully and ask for second opinions
-  Never send your ID if you're not certain

Check [DutchReview's article](#) for a more in-depth guide on avoiding scams and what a scam advertisement might look like in the Netherlands.

Source: <https://dutchreview.com/expat/housing/renting/rental-housing-scams-netherlands/>

STEP 4: PREPARE FOR VIEWINGS

Great, you were chosen for a viewing! Now what?

A viewing is where you are acquainted with the landlord or housemates, and you're able to view the conditions of your future accommodation.

Depending on the accommodation, you could be invited for a normal viewing with the landlord or rental agency, or if it's a shared house, then you might have to prepare for a 'Hospiteeravond' (hospitality evening). We will explain this in the later chapter.

If you are unable to physically attend a viewing, we recommend you to request a virtual viewing, or have someone already living in the Netherlands to help you check out the accommodation, and video call you.

We put together an interactive checklist you can use when viewing to assess the accommodation, as well as a Do's and Don'ts cheat sheet for the hospitality evening.



VIEWINGS CHECKLIST

Address: _____

Link to listing: _____

Commute: _____

How would you travel to the center, or the campus? How long is the commute?

Move in date: _____

Length of stay: _____

Indefinite? ☐ Yes ☐ No

Monthly rent: _____

Deposit: _____

Contact details: _____

Accommodation details:

Type of house: _____

Number of rooms: _____

Shared? ☐ Private ☐ Shared with _____ people

Surface area: _____ m²

☐ Furnished ☐ Unfurnished

☐ Elevator ☐ Stairs

How many floors?: _____

Utilities included: ☐ Gas ☐ Electricity

☐ Water ☐ Internet



Tip: [Make a copy for each accommodation you apply to!](#)

Amenities:

☐

Washer/Dryer

☐

Parking

☐

Refrigerator

☐

Trash removal

☐

Stove/Oven

☐

Other: _____

Other:

☐

Smoking allowed

☐

Pets allowed

Accommodation conditions:

☐

Internet & cable connection

☐

Floors in good condition

☐

Functional lights & electricity

☐

Working smoke alarm, CO
detector and/or fire extinguishers

☐

Sufficient numbers of outlets

☐

Secure doors and windows

☐

Functional water flow, pressure
& temperature

Notes

DO'S AND DON'TS – 🗝️

HOSPITALITY EVENING

A hospiteeravond is an introductory evening where you make an impression to your future housemates and/or landlord. This might consist of multiple applicants, and the housemates will base their decision on their impressions you make. Here is a list of tips on how to stand out in a hospiteeravond.

Do:



Prepare in advance

You can prepare to answer questions about your personality, your cleanliness, your hobbies and interests, your typical daily schedules, and what you look for in housemates, or in an accommodation.



Show up on time

Showing up late will leave a bad first impression, and this will put you at a disadvantage!



Be yourself!

You want to see if you click with the rest of the housemates, so it is best to be honest and show up as who you are.



Be direct!

Dutch people are notoriously direct. Getting straight to the point is the best approach when communicating with them!



Join the fun

Prepare to join if the housemates want to have dinner together, or play a boardgame. It is also a chance to show your personality and shine.



Bring a gift

You can bring your favorite snack or beverages to share with your future housemates to show hospitality



Ask questions

Don't hesitate to ask questions about your future housemates and the accommodation you will be renting. After all, you will be spending a lot of time with them.



Ask for feedback

If you were not selected, ask for the reason why. It could help you in the future to improve.



Don't:



Bring your parents, or your friend, or your partner

Even when they think it is a good idea, it is most likely not. Our future housemates will only want to see you only. Besides, it could make the situation awkward.



Be desperate

It is a turn-off to see someone overly eager and enthusiastic at a hosi-
teeravond. You might come off unappealing and lower your chances of
being chosen.



Mention your past rejections / applications

Your housemates will wonder why you are rejected several times, and
this might put you at a disadvantage.

AFTER MOVING TO THE NETHERLANDS



TO-DO LIST - 🗝️ AFTER MOVING TO THE NETHERLANDS

- ☐ Arrange a health insurance plan
- ☐ Register your address
- ☐ Arrange your Citizen Service Number (BSN)
- ☐ Get a bank account
- ☐ Get a Dutch phone number
- ☐ Collect your residence permit (if applicable)
- ☐ Register with a general practitioner (huisart)
- ☐ Get a bike
- ☐ Get a public transportation card
- ☐ Start learning Dutch

Sources: <https://www.iamsterdam.com/en/living/move-to-amsterdam/moving-checklist>



All photo courtesy of Unsplash

OTHER USEFUL RESOURCES 🔑

Mobile telephone providers:



English-friendly Dutch banks:



Information about student insurance:

<https://www.studyinholland.nl/plan-your-stay/insurance>

Where to find (free) legal advice:

<https://www.juridischloket.nl/>

<https://www.huurcommissie.nl/>

<https://huurteameindhoven.nl>

Apps for public transportation:

NS - <https://www.ns.nl/>

9292 - <https://9292.nl/>

OV Chipkaart - Order a public transportation card at <https://www.ov-chipkaart.nl/home.htm#/>

Furniture or appliances:

IKEA, for furnishing your new student accommodation: <http://ikea.nl/>

Action, for cheap household appliances: <https://www.action.com/>

Marktplaats, for second hand furniture and appliances: <https://www.marktplaats.nl/>

Coolblue & MediaMarkt, for electronics: <https://www.coolblue.nl/> ; <https://www.mediamarkt.nl>

Bol.com, largest e-commerce platform / webshop of the Netherlands: <https://www.bol.com/>

CONTACT INFORMATION / SUPPORT TEAM

DESIGN ACADEMY EINDHOVEN

Information on accommodation
<https://www.designacademy.nl/p/-study-at-dae/student-life/housing>

Contact:

Mail: housing@designacademy.nl

FONTYS

Information on accommodation:
<https://fontys.edu/Study-at-Fontys/Practical-information-1/Arriving-in-The-Netherlands-1/Accommodation.htm>

Contact:

Tel.: 31885074033

Mail: internationalstudents@fontys.nl

Whatsapp: 31610176464

TU EINDHOVEN

Information on housing for international students:
<https://www.tue.nl/en/education/become-a-tue-student/housing/>

Contact:

via contact form above

Mail: info@tue.nl

