

Rental checklist

RENTAL AGREEMENT

What are the rental requirements? What documents do you need? This also refers to matters such as passport copies, a work contract, guest declaration and/or payslip.

REGISTERING WITH THE MUNICIPALITY

If you stay in the Netherlands for more than 4 months, you need to register with the municipality. Make sure that the house you want to rent offers the possibility to register with the municipality (all accommodations offered via TU/e allow you to register with the municipality).

DURATION OF THE RENTAL AGREEMENT

Check if your rental agreement has a minimum period of stay, if so you cannot cancel the agreement during that period. If you want to cancel the rental agreement you need to give notice to the landlord. The notice period is usually one calendar month. The conditions for cancelling the rental agreement are in your contract.

DEPOSIT

All landlords require a deposit that needs to be paid at the start of the rental agreement. The deposit amount can differ per accommodation. Check how much the deposit is and what are the conditions for return of the deposit?

ADMINISTRATION FEE

Does the housing provider request you to pay a fee for their services? If so, how much is this fee and what can you expect from the agency for this fee?

INVENTORY

On the day you move into your new home, check the inventory (is it complete, is everything working, is there any damage etc.) In most cases the landlord will provide you with an inventory list. If not, make a list for yourself. Make sure that you take photos. This will make things easier if there is a dispute about the deposit at the end of the rental period. Sign the inventory list and return it to your landlord within a few days after you have moved in. Keep a copy for yourself.

FURNISHING AND UTILITIES

Make sure you know if the accommodation is furnished or not. If it is furnished, what does this contain? Are utilities and services included in the rent? If not, find out what they will come to on a monthly basis. Please bear in mind that if gas, heating and water are included in the rent, this means you will be paying an advance. If you then take long showers or heat your room day and night even in summer, it will very likely exceed the advance and lead to an unpleasant bill upon departure.

DON'T GET SCAMMED

If you look for housing by yourself, beware of scamming. If an offer seems too good to be true, it usually is. Do not transfer any money to non-Dutch bank accounts, it's often a sign something is wrong.



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