

# User Guide for Expats

## How to use our website

Onderdeel van [Huurzone.nl](https://www.huurzone.nl)



# User Guide for Expats

Finding a rental home can be a challenging task, especially for first-time tenants who may be renting for the first time. Due to the large number of rental agents, private owners and a huge selection of websites, house-hunters can often no longer see the forest for the trees. Huurzone [Rental Zone] is a platform which compiles all the rental property advertisements, both via rental agencies and private owners. This means that house-hunters have a clear overview of all offers at any given time. Potential tenants can respond to an advert on Huurzone, and the renter can then decide whether or not to make contact.

## HOW DO I USE HUURZONE?

Choose the account that suits you best

### Free account



If you are looking for a rental property, you can create a free account on Huurzone. This allows you to set up a search profile containing all the requirements for your new home.



If properties subsequently become available that match your search profile, you will immediately receive an email and you can view the property on the website.



A free account allows you access to limited information and one photo of the property, and permits you to respond once per day.

*However, if you would like more information about the available properties and would like to respond to as many properties as possible, you can choose to invest in a paid Premium account.*

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## Premium account

The Premium account costs € 19.95 but can be canceled at any time, ensuring that you are not obliged to pay for a further period once you have found a home.

Finding a home through Huurzone is not complicated. You start by filling in the search filters that apply to you. You can filter by city, number of rooms and price.

All properties that do not meet your criteria, or which are no longer available, will automatically be removed from the overview.

Once you've found a home that meets your requirements, you can send a message to the rental agent, or owner, through Huurzone.

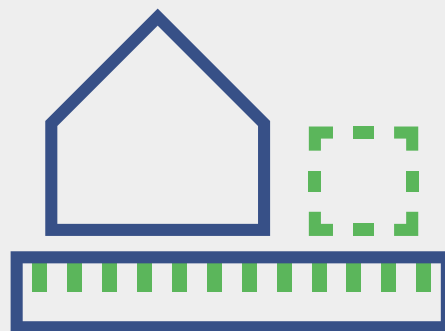
*If the owner/rental agent is also interested in having you as a tenant, he/she can contact you and arrange a viewing.*

# Checklist for The New Home

Before you start looking for a rental property, it's useful to determine which property characteristics are important to you. Below, find a number of points that are always useful to consider:

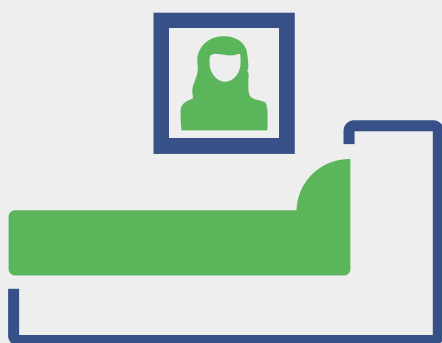


**Location:** this probably speaks for itself. However, consider in which location you prefer to live. Have you chosen a specific location where you absolutely prefer to live, or are villages or towns in the general area also acceptable? Also consider whether there are areas in the city of your choice where you certainly do not want to live.



**Space:** it is also useful to determine, in advance, what the minimum surface area of your new home should be. For example, do you need one or more bedrooms and does the living room have to be a certain size?

# Checklist for The New Home



**State of the Interior:** Not all rental properties are delivered in the same condition. There is a distinction here between shell, fitted, and furnished homes. A shell property is really completely empty; it means that it has no furniture, but also no flooring, no window coverings and no lighting. The kitchen is also often not equipped with appliances. A fitted house is also delivered without furniture, but it has flooring or carpets, window coverings, and lighting. In principle, a furnished property is ready to move into: in addition to flooring or carpet and window coverings, furniture and kitchen utensils are also available. Even within these three categories, there may still be minor differences in the amenities offered; therefore, always read the advertisement carefully, so that there are no surprises.

**Budget:** You probably already know approximately what your monthly rental outlay should be. If you know your maximum monthly budget, you can also filter the available properties based on pricing.

*Please note that for certain properties only the basic rental price is stated, so there may be additional monthly costs for gas, water and electricity.*

# Difference Between Private Sector and Social Sector - Requirements/Rules

When renting a property, it is important to be aware of the difference between rental properties in the private sector and rental properties in the social sector. Below we explain the difference:

## Social rental housing

Social rental housing is mainly for people who do not have enough income to buy a house or to rent a house in the private sector.



To keep these social rental homes affordable, a maximum rent applies. This differs per home, but the basic rent never exceeds € 737.14.



A number of rules also apply to the tenants of these homes. For instance, to qualify for social housing, you must first register with the organization responsible for the distribution of social housing in your relevant municipality. An income limit also applies. You may not earn in excess of a pre-determined annual amount in order to rent a social home.



As a tenant of social rental home, you are entitled to a housing benefit, which is a monthly government contribution towards the cost of the rent.

# Difference Between Private Sector and Social Sector - Requirements/Rules

## Rental homes in the private sector

Fewer rules apply to a home in the private sector than to a social rental home. For example, there is no maximum rental price and you are not eligible to receive housing benefits. Finding a rental home can be a challenging task, especially for first-time tenants who may be renting for the first time. Due to the large number of rental agents, private owners and a huge selection of websites, house-hunters can often no longer see the forest for the trees.



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# Cities/Villages Around Major Cities

If you have a job in one of the major cities in the Netherlands, such as Utrecht, Rotterdam or Amsterdam, you would most probably like to live near your place of work! However, it can be very difficult to find a home in these cities, possibly due to high rental prices, which may be above your budget. Or, you may simply not want to live in a busy city. Fortunately, you will also find various properties in towns and villages on [Huurzone.nl](https://www.huurzone.nl), which are close to the larger cities; you can sometimes find a suitably situated home which is a little cheaper and quieter. Below, we have listed a number of pleasant locations around the major cities:

## Leidschendam

This city is a short half-hour drive to Rotterdam and you can reach The Hague in just half an hour by bicycle. This is, therefore, an ideal place to live if you work in one of these two cities. For your daily needs, you do not necessarily have to go to the big city: Leidschendam also has all the necessary facilities. In addition, the "Mall of the Netherlands" is being built here, which will be the largest shopping center in the Netherlands once it is completed.

## Nieuwegein

From Nieuwegein you can reach Amsterdam by car in just 45 minutes; getting to the center of Utrecht takes just half an hour by bicycle. Nieuwegein is therefore the ideal base when you work in one of these two cities. If you live in Nieuwegein, you don't have to leave the city for groceries, or entertainment: it has a large shopping center and theater, among other amenities.

## Leiderdorp

Leiderdorp is an especially lovely place to live if you like to live near The Hague or Rotterdam. Both cities can be reached by car in about half an hour. Leiderdorp is also a good residential location if you work in Utrecht or Amsterdam and don't mind driving for about 45 minutes. In addition, Leiderdorp is a stone's throw from Leiden, a fun city where you can shop, walk around and enjoy sitting on a terrace.

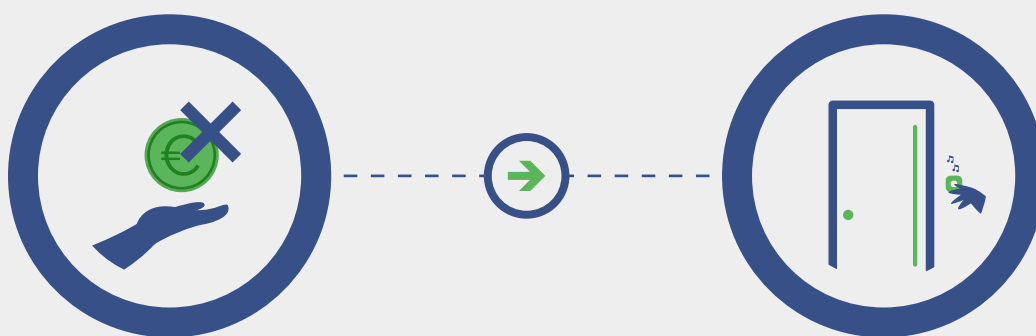
## Vleuten

If you are looking for a residential town, which is favorably located in relation to Amsterdam and Utrecht, Vleuten might be for you. You can reach Amsterdam in just over half an hour by car from Vleuten and you can be in Utrecht in around 25 minutes. In Vleuten you will also find all the necessary amenities and, in addition, the Máximapark is located there, which is excellent for walking and cycling.



# Use Huurzone Safely

When renting a property, it is good to be aware that you may be exposed to conditions that are not completely safe, or fair. To avoid being scammed when renting a home, there are a few things you should watch out for:



## **Never pay anything in advance:**

An owner or rental agency may ask you to make a deposit before you are permitted to view the property. You must never do this!

## **Payment via Airbnb or another platform:**

You may decide to rent the property and the owner or rental agent then asks you to make the first payment via a platform such as Airbnb, or similar. This is not common and therefore do not comply with such a payment method.

## **Always view the property:**

Ensure that you have physically viewed the property you are going to rent before signing the contract and making the first payment. By doing this, you can be sure that the property actually exists! If you do not have the option to view the property yourself, because you, for example, have not yet arrived in the Netherlands, ask a friend, family member, or acquaintance to do this for you.

## **Know who you are renting from:**

Do not do business with owners or rental agencies from whom you only have a telephone number or a social media account. Ask for proof of identity and a business or residential address, so that you can confirm, via an Internet search, that you are not dealing with a fraudster.