

HAS

Finding accommodation

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university
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HOW TO FIND ACCOMMODATION IN 'S-HERTOGENBOSCH?

Finding affordable accommodation is quite difficult in the Netherlands. However, in this factsheet we will try to give you some information and advice which will, hopefully, help you with your search.

Student houses

Most Dutch students live in student houses. These are mostly houses where several students live, but where each individual has his or her own room. The other facilities (such as toilet, bathroom, living room (if available in the house) and/or kitchen, have to be shared with other students. In most cases these rooms are rented out by private landlords or ladies.

Apartments

It is quite impossible for students to rent an apartment together. You have to prove that you have a certain income per month if you want to be eligible for apartments/houses via a broker. Students do also not qualify for an apartment through social housing, given the registration times.

Sub-letting

Sometimes a student goes on an internship/ study period abroad for a certain period and he is willing to sublet his student room during his time abroad because he does not want to lose his room.

Subletting means that the actual tenant rents out his room to another student.

When the contract is entered into, you also have rent protection as a subtenant. In other words: the rent may not be canceled just like that. You can find more information here:

<https://www.vssd.nl/informatie/steunpunt/tijdelijke-onderhuur/> (in Dutch)

<https://www.groningenlife.nl/en/blogs/dilyana/the-dutch-rental-law-in-short>

More information about finding accommodation:

<https://www.studyinholland.nl/prepare/housing>

Where to look?

Looking for a room or an apartment can be done in several ways:

Websites

Looking for a room or an apartment can be done in several ways. The most common way is to search on the internet. On one of the following pages you will find several websites which you can use in your search. Mind, that some of these websites might require registration and sometimes ask for a fee. Among them are *general websites* (links to websites where many rooms are presented, offered by private and commercial parties),

and *commercial real estate agencies*. Bear in mind that not all websites are in English. When you are visiting 's-Hertogenbosch you can also visit one of the commercial real estate agencies. You will find their addresses on the websites.

Placing an advertisement

Putting a request in a regional newspaper or checking the ads on [Marktplaats](#) (a classified advertising site) might be successful. The best newspaper to use for this purpose is [De Bossche Omroep](#). Placing an ad on the message board in supermarkets might also help.

The following text suggestion can be used, to place in a local newspaper as your request for accommodation:

'Internationale, Engels sprekende student uit (...**country**...) zoekt tijdelijke gemeubileerde kamer in Den Bosch. Het gaat om de periode van (**dd/mm/yy**) tot (**dd/mm/yy**). Mail to: (...**e-mail**...)'

Translation:

'International, English-speaking student from (... **country**...) is looking for temporary, furnished accommodation in 's-Hertogenbosch in the period between (**dd/mm/yy**) until (**dd/mm/yy**). Mail to: (...**e-mail**...)'

And/or placing an ad on the message board in supermarkets might help.

Facebook

You can also follow the following Facebook sites (unfortunately in Dutch):

- [Huurwoning of kamer huren in Den Bosch](#)
- [Find a room\(mate\) or house in Den Bosch – kamer\(s\) in 's-Hertogenbosch](#) (you will be asked to join the group)

What to keep in mind when renting?

- If you are staying, or plan to stay, in the Netherlands for more than four months then you need to register (*inschrijven*) at the townhall in the municipality (*gemeente*) where you are living. Ask the private landlord or lady, real estate agency or fellow-student (when renting an apartment with fellow-students) upfront if it is possible to register at the address!
- As a tenant you have to pay the landlord a deposit when the tenancy agreement starts, usually equivalent to one month's rent. The deposit offers the landlord protection should you as a tenant fail to meet some or all of his obligations.
- If you want to cancel the rent as a tenant, you can notify the landlord by sending a signed letter to him/her. Of course, you still have to deal with a notice when cancelling your rent. Normally, this notice equals the term of payment, which has been written down in the contract. The notice can have a timespan of one to three months maximum.
- In some cases you may be able to claim rent subsidy (*huurtoeslag*) to help you pay for your student accommodation. More information about the terms and conditions:

https://www.belastingdienst.nl/wps/wcm/connect/bldcontenten/belastingdienst/individuals/benefits/moving_to_the_netherlands/i_live_in_a_rented_house/i_live_in_a_rented_house

More information about rental law, see this website:

<http://www.rechtsbijstandverzekering.com/eng/rental-law/>

Websites

General websites and commercial real estate agencies:

- <https://nl.cameloteurope.com/property/1873-Den-bosch>
- <https://www.KamerDenBosch.nl>
- <https://www.jorisverhuur.nl/>
- <http://studentenkamer-huren.webnode.nl>
- <https://kamernet.nl/>
- <https://www.kamertje.nl/>
- <https://www.rooming.nl/>
- <https://www.kamersin nederland.nl/>
- <https://domica.nl/nl>
- <https://www.funda.nl/huur/>
- <https://www.huurexpert.nl/>
- <https://www.huurexpert.nl/>
- <https://www.huurda.nl/>
- <https://www.hertogwonen.nl/>
- <https://www.househunting.nl/>
- <https://www.pararius.nl/huurwoningen/den-bosch>
- <http://www.kamertehuur.nl/>
- <https://www.kamerstunt.nl/>
- <http://studentenhuisvesting.goedbegin.nl/>
- <https://www.kamer.nl/>
- <https://www.kamers.nl/begrippen/onderhuur/>
- <https://www.nu-huren.nl/en#>
- <http://www.kamerhuren.nl/nl/>
- <http://flexkamer.nl/>
- <https://www.easykamer.nl/>
- <https://housinganywhere.com/>
- <https://www.huurwoningen.nl/in/den-bosch/>
- <https://www.esteen.com/nl>
- <https://www.kamers.nl/huren/den-bosch/>
- <https://holland2stay.com/denbosch2stay>
- <https://www.rotsvast.nl/>
- <https://directwonen.nl/>
- <https://www.bigcityrooms.com/?page=>
- https://www.findroommate.nl/externe-kamer/94314?utm_source=Trovit&utm_medium=CPC&utm_campaign=flatshare
- <https://www.regionapartments.com/>
- <https://www.kamerverhuur.nl/>
- <https://www.sshn.nl/>
- <https://www.huurzone.nl/>

Useful vocabulary

Huren/Te huur	To/For Rent
Huurder	Tenant
Verhuurder	Owner
Studentenhuis	Student house
Kamer	Room
Appartement	Apartment
Inschrijven	To Register
Voorkeur	Preference
Plaats(naam)	City/town
Ligging	Location
Oppervlakte	Size (square meters)
Prijs (p/mnd)	Price (monthly)
Maandelijks	Monthly
Bemiddelingskosten	Mediation costs (to be paid once)
Beschikbaar	Available
Tijdelijk	Temporary
Onbepaalde tijd	Undetermined period of time
Aantal	Number
Kamers	Rooms
Huisgenoten	Room/flat mates
Onderhoudsstaat	State of maintenance
Gemeubileerd	Furnished
Gestoffeerd	Not furnished, with floor covering and drapes
Kaal	Not furnished, no floor covering, no drapes
Eigen/gedeeld	Own/shared
WC	Toilet
Keuken	Kitchen
Badkamer	Bathroom
Douche	Shower
Toegestaan	Allowed
Roken	Smoking
Huisdieren	Pets
Geslacht	Gender
Vrouw	Female
Man	Male

