

HAS

Finding accommodation

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has
university
of applied sciences

HOW TO FIND ACCOMMODATION IN 'S-HERTOGENBOSCH?

Finding affordable accommodation is quite difficult in the Netherlands. However, in this factsheet we will give you 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 landladies.

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/waiting lists.

Sub-letting

Sometimes a student goes on an internship/study period abroad for a certain period and he/she is willing to sublet his/her student room during his/her time abroad because he/she does not want to give up his/her room. Subletting means that the actual tenant rents out his/her room to another student. When the contract is entered into, you also have rent protection as a subtenant. In other words: the rent cannot 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> (information about rental law in the Netherlands)

More general information about finding accommodation in the Netherlands:

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

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 benefit (*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/>

Where to look?

HAS University of Applied Sciences does not offer student accommodation. Instead, we collaborate with housing associations to help our students find suitable housing.

Register yourself at Student Rooms Brabant

[Student Rooms Brabant](#) is a joint website of the affiliated housing associations in 's-Hertogenbosch and surroundings. On this website you will find the offers of student housing at the affiliated housing associations. Most of the rooms which are offered are unfurnished. There are just a limited rooms available which are furnished. To be able to respond on their offer(s) you have to register yourself first. The registration costs are €10,-. When you register yourself you have to indicate that you're a HAS student and you are asked to fill in your student number.

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)

Websites

On the following page 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.

Websites

General websites and commercial real estate agencies:

- <https://www.KamerDenBosch.nl>
- <https://www.jorisverhuur.nl/>
- <http://studentenkamer-huren.webnode.nl>
- <https://domica.nl/vestiging/den-bosch>
- <https://kamernet.nl/huren/kamers-den-bosch>
- <https://www.kamer.nl/te-huur?plaats=Den+Bosch>
- <http://www.kamertehuur.nl/>
- <https://www.pararius.com/apartments/den-bosch>
- <https://www.househunting.nl/en-gb/home>
- <https://www.hertogwonen.nl/english>
- <https://www.huurda.nl/>
- <https://www.huurexpert.nl/huurwoningen/Den%20Bosch>
- <https://www.funda.nl/en/huur/gemeente-den-bosch/>
- <https://www.kamerstunt.nl/huren/gemeente-s-hertogenbosch>
- <https://www.kamertje.nl/huren/kamers-te-huur/den-bosch>
- <https://www.rooming.nl/en/student-housing-for-rent/den-bosch>
- <https://www.nu-huren.nl/en#>
- <http://www.kamerhuren.nl/en/rent/rooms-den-bosch/>
- <http://flexkamer.nl/>
- <https://www.huurzone.nl/huren/denbosch.html>
- <https://www.regionapartments.com/>
- <https://www.findroommate.nl/kamer/netherlands/s-hertogenbosch>
- <https://directwonen.nl/en/rentals-for-rent/den-bosch>
- <https://www.bigcityrooms.com/find-room>
- <https://www.rotsvast.nl/en/>
- <https://holland2stay.com/denbosch>
- <https://www.kamers.nl/huren/den-bosch/>
- <https://www.esteen.com/en>
- <https://housinganywhere.com/>
- <https://www.huurwoningen.nl/in/den-bosch/>
- <https://www.kamerstunt.nl/huren/gemeente-s-hertogenbosch>

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

