

STUDENT HOUSING IN THE NETHERLANDS

Finding suitable and affordable accommodation in the Netherlands can be a challenge. In this factsheet we will give you information and advice which will, hopefully, help you with your search.

Start looking early

It can take several months to find a room. Therefore we recommend to start looking as soon as possible.

What to expect?

Most Dutch students live in student houses. In a student house you have your own room, usually relatively small, with shared facilities. You share a kitchen, bathroom (toilet and shower) and any other sort of common room with other students. In most cases these rooms are rented out by private landlords or landladies. Make sure to check whether the room is furnished or unfurnished.

It is very difficult for students to rent an apartment. You have to prove that you have a certain income per month if you want to be eligible for apartments/houses via a broker.

What to keep in mind when renting?

- If you are planning to stay in the Netherlands for more than four months you need to register at the townhall in the municipality where you are living. Ask the landlord or real estate agency 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 end your rental agreement, you can notify the landlord by sending a signed letter to him/her. Of course, you still have to deal with a notice period when ending your rental agreement. Normally, this notice period equals the term of payment, which has been written down in the contract. The notice period can have a timespan of one to three months maximum.
- Make sure you read your rental contract carefully before signing it. More information on what rental contracts in the Netherlands should include can be found [here](#).
- In some cases you may be able to claim rent benefit to help you pay for your student accommodation. More information regarding rent benefit can be found [here](#). The application form online is only available in Dutch. For assistance in English you can call the [Tax Information Line](#). They can make an appointment for you (in English) at a tax office or refer you to a benefits service point.
- As an international student you have legal rights. The LSVb has developed an easy to read [Tenants right manual](#) for international students to know more about Dutch rental law.