

Renting a room in Wageningen

How do I find a room?
What should I pay attention to?
What are the do's and don'ts?

Preface

Welcome in Wageningen! You came to Wageningen to study here, or for work. Your first concern then is to find yourself a place to live. That might have been arranged for you before you came, or you have to look for it yourself. This booklet helps you to find your way in the world of housing in Wageningen. And even when you found yourself a nice room, you might still have a lot of questions about rules and regulations, and your rights. You will find a lot of information about that in this booklet.

If you still have questions or other remarks, don't hesitate to contact HousingDesk Wageningen, or pay us a visit. The HousingDesk Wageningen is a non-commercial housing agency for students. For more than 30 years, the HousingDesk offers rooms for students and others, and gives information on different topics related to housing, varying from rent subsidy to rental agreements.

All our service and advice is free of charge. You are welcome from Monday - Friday, from 10.00 - 16.00 o'clock in the Building with the Clock (WUR building 351) at the Generaal Foulkesweg 37 in Wageningen.



The HousingDesk Wageningen has made every effort to ensure that the information in this publication is correct. Nevertheless, errors can not always be prevented. We are not liable for this. Remarks and suggestions to improve this publication are welcome.

'De Kamerbalie' (from the former WSO) continued as HousingDesk Wageningen.

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1. How and where to find a room?

In many cases, accommodation for international students is arranged by the Central Student Administration of Wageningen University; a number of rooms from Idealis and iNFacilities are reserved for international students. If you are an international student, you will be informed about your future address in Wageningen. But if you don't like the room assigned to you, you can always try to find another room. The options you have are discussed below.

Idealis

Idealis is the student housing agency in Wageningen. Most of the student rooms are offered by Idealis. There is a lot of variation in the rooms; prices range from € 230,- to € 410,- including service costs. A room with shared facilities (such as kitchen, bathrooms and toilets) in one of the large student flats has the shortest waiting period. The number of rooms on a corridor in a student flat varies from 6 to 18. On these corridors, people generally live together; meals are shared and activities are organized. This is a good way to meet people, and you don't even have to leave your house for it!

There are also rooms with a private kitchen or a private washbasin, with the other facilities shared. Other rooms are completely independent, with a private kitchen and bathroom, but the waiting list for these rooms are long. For more information you can visit the office of Idealis or their website: www.idealism.nl.

Student houses

In a student house, a number of students live together and share facilities. The – private- owner of the house generally lives somewhere else. For student houses there is no waiting list, the residents themselves or the owner decides who can rent a room in the house. Rooms in student houses are advertised at the website of HousingDesk Wageningen and in supermarkets or university buildings. Also advertisements can be found in the University Magazine "Resource". After contacting the house, you will generally be invited for a visit (co-called 'hospiteeravond'), where after it will be decided if you are the new housemate.

A room in a private house

Another option is to rent a room in a private house, with a landlord and/or landlady. This varies from people living alone, to a young family, to an elderly couple who rent out 1 or 2 rooms in their house to students. This means you share facilities with the owner. It might happen that the owner has very strict rules, or prefers you to go home during the weekends. Others are very friendly and helpful and even cook you dinner if you like. Most landlords in Wageningen and its surroundings advertise via the HousingDesk.

Squatting and 'anti-squatting'

According to Dutch law squatting is forbidden since 2010. Anti-squatting companies rent rooms in empty buildings to protect it from squatters, neglect and vandalism. It is generally cheaper than a 'normal' room and you usually have a lot of space. But it is always temporary; you may have to leave on a short notice. Besides, you are not protected as a tenant by the law on housing if you anti-squat. Contact the Housing Desk for more information.

Private renting agencies

If you have the time to wait and the money to spend, you can turn to a rental agency. There are several agencies in Wageningen who rent out apartments for one or more people. You will be placed on a waiting list for an apartment or house. You probably have to wait at least one or two years. Registration is usually free, but you often have to pay a fee when you accept an offer. For addresses: see back page.

Advertising

Let the world know you need a room! Advertise in local newspapers like 'Stad Wageningen' and 'Veluwepost' or in the University Magazine "Resource". See the last page of this booklet for contact information. Also supermarkets, university buildings, and student flats are good spots to put a note on their bulletin boards. Check these places for interesting rooms offered as well. And of course, you can advertise as a house hunter at the HousingDesk website.

Sub-rent

If you are in very high need or if you are looking for temporary housing in Wageningen, sub-renting is an option. During sub-rent you rent the room of another renter with a special sub-rental agreement. Students often leave Wageningen for a couple of months during their thesis or internship. During this period they don't want to do away with their room and they also don't want to leave it unused, so they often decide to sub-rent it. This makes it possible for you, as room hunter, to temporarily live in, for example, an Idealis room. Make sure that the person you are sub-renting from does not ask you too much money; compare it with the original rental price of the room. The person sub-renting a room should also have official permission from the owner that he/she is allowed to sub-rent the room. With a special sub-rental agreement you can easily register yourself at the municipality of Wageningen using your sub-rent address. You can get a sub-rental agreement at the Housing Desk. Many students offer their room for sub-rent via the HousingDesk.

2. Rules and regulations

Registration

When you move into a room, make sure that you register yourself at the municipality with your new address as soon as possible. In order to register at the municipality you need to bring your tenancy agreement or a written permission of the owner of the room saying that you are allowed to live there.

The tenancy agreement

When a landlord decides to rent you a room, it is sensible to put the agreements you make in writing. An oral agreement is also legally valid, but you have to be able to come up with a proof of payment. If you have a problem with your landlord, you can fall back on the tenancy agreement. Often the landlord offers you an agreement to sign. If not, you can use a standard tenancy agreement and ask him to fill it out and sign it. Standard tenancy agreements are available at the Housing Desk (in English and Dutch). In all cases, it is important to read the agreement carefully before you sign it, although it may seem boring. If you have any questions or there is something you don't understand, ask your landlord, or contact the HousingDesk.

In the tenancy agreement you will find at least the following:

- The date of commencement
- The name of the tenant and the name of the landlord
- The address
- A description of the room
- The use of facilities (such as kitchen, bathroom, toilet, garden and storage)
- The length of the agreement, including the starting date
- The rent and other costs (gas, water, electricity, decoration, furnishing, use of washing machine or fridge)
- Signature of the tenant and the landlord

Often you can find the following in the tenancy agreement as well:

- Who is liable for maintenance
- The procedure to end the agreement
- Other rights and obligations

Other things you may want to agree on with your landlord are discussed in the chapter 'rights and obligations'.

If you want to keep pets or play live music, talk about it with your landlord in advance. He cannot limit the number of visitors you have. If you have a temporary tenancy agreement (e.g. for a year), consider the following before you sign: after the agreed period, the agreement does not automatically end, the landlord has to give notice at least 3 months in advance, as usual, and for a good reason. The agreement will often be renewed for another period. On the other hand, you are bound to the period you agreed upon; leaving earlier will only be possible under very special circumstances.

The rent

Basic rent and service costs

The total rent consists of the basic rent (the amount you pay for just the room) and the service costs (for other service and deliveries, such as the use of gas, water and electricity, but also things as cleaning costs). Sometimes the landlord pays for the service costs (it is included in the rent), in other cases the service costs are paid by the tenants directly to the company who delivers the service (e.g. internet connection). If the landlord pays the service costs (and thus these costs are included in the rent), he is obliged to give you an overview of the costs each year. He is not allowed to make a profit on the service costs. In the tenancy agreement, basic rent and service costs have to be mentioned separately. An all-in rent is not allowed. Furthermore, the landlord can ask you to pay a deposit. The maximum for a deposit is 3 months rent. When you move out, and leave the room tidy, you will get back the deposit.

The rent points system

There is a legal limit to the (basic) rent for a room. If you want to know what the limit for your room is, you can use the rent points system. The rent points system considers only the basic rent, as the service costs are the actual costs you make for the use of gas, water, electricity etc. The rent points system attributes a number of

points to your room. Based on the number of points, you can calculate the maximum rent. When you discover your rent is more than the maximum, you can object through the Rent Committee (Huurcommissie). Contact the HousingDesk for more information and advice.

Below, you find the rent points system for a room with shared facilities. If you have an independent accommodation -i.e. your own entrance, private kitchen and bathroom-, you should use a different rent points system. Contact the HousingDesk for more information. You can find both rent points systems at www.rijksoverheid.nl. However it's in Dutch only, that's why we translated it here:

Floor surface (size of the rooms)

Measure the floor surface of the room(s) in meters. Only the surface where the height to the ceiling is at least 1.5 meters counts. Fractions of more than 0.5 m² should be rounded off upwards, fractions of less than 0.5m² should be rounded off downwards. The surface of the entrance, corridor and passage don't count.

- for room(s) and private kitchen per square meter (rounded off) x 5
- for heated shared living rooms (and open kitchen) of at least 15 m² per square meter x 5

Divide the subtotal through the number of individual rooms.

Heating: Which rooms are heated?

- for room(s) and kitchen heated by central heating per square meter x 0.75

If the room has a gas installation and a chimney or smoke outlet for your heater then you don't multiply the surface by 0.75, instead you add 3 points.

If the central heating radiators have thermostatic regulators add 3 points.

Cooking facilities: Which cooking facilities do you have?

A kitchen is a room with at least a kitchen counter of 1 meter (i.e. a worktop, cupboards, and a hot and cold water tap), a place for a cooker and an earthed socket. It has to be possible to ventilate the room as well.

Which of the following describes your cooking facility?

- separate private kitchen 20
- private kitchen in living room of 25 m² or more 20
- private kitchen in living room of 15 - 25 m² 10
- private kitchen in a shared room 10
- shared kitchen for at most 5 rooms 4

If none of the above is applicable you don't add points.

Toilet: Which of the following describes your situation?

- private toilet 12
- shared toilet for at most 5 rooms 2

If none of the above is applicable you don't add points.

Bathroom facilities: Which bathroom facilities are available?

- private shower or bath 15
- private sink 10
- shared shower or bath for at most 8 rooms 3
- sink in shared, lockable room for at most 5 rooms 2

If none of the above is applicable you don't add points.

Extra points

You add extra points if one or more of the following is applicable:

- | | |
|---|---|
| - private garden or balcony of over 10 m ² | 9 |
| - private garden or balcony of 4 - 10 m ² | 3 |
| - shared garden or balcony of over 10 m ² | 6 |
| - shared garden or balcony of 4 - 10 m ² | 2 |
| - private bicycle storage (lockable and covered) | 6 |
| - shared bicycle storage (lockable and covered) | 3 |

Add the points you collected.

Subtraction points

You can subtract at most half of the points collected so far, for each of the following situations:

- | | |
|---|-----|
| - the total surface of the living and bedroom is less than 10 m ² | -10 |
| - serious inconvenience from the environment, such as noise pollution | -15 |
| - you can only reach the living room or toilet through the living room or bedroom of another inhabitant/tenant | -10 |
| - the room is on the 5th floor or higher and there's no elevator | -5 |
| - the windows of the main room are small, i.e. the surface of all the windows in this room is less than 0.75 m ² | -10 |
| - the lowest window frame is more than 1.60 m above the floor | -10 |
| - the (largest) window of the main room faces a wall within 5 m | -10 |
| - you're not allowed to prepare warm meals | -20 |

You've now found the point value of your room. By means of the table at the end of this booklet, you can check the maximum basic rent for your room.

Rent increase

Your basic rent can be increased only once a year. Other costs are excluded from the rent increase. The ministry for Housing, Regional Development and the Environment decides every year how much the rent can be raised that year (in July). See also www.rijksoverheid.nl, or their website in English www.government.nl.

To increase the rent, your landlord has to send you a proposition two months in advance, containing the following:

- the current rent
- the percentage or amount of the raise
- the new rent
- the date the new rent commences
- the term and the way in which you can object against the raise

If the rent is raised more than the allowed percentage, or exceeds the maximum rent after the raise, you can object to it. You can also object when your landlord raises the rent more than once a year. If you want to object, you don't have to pay the rent increase, and pay your current rent instead. But make sure you have a good reason to object. Contact the HousingDesk for more information on the procedure.

Rent reduction

In two cases, a rent decrease is possible. The first case is about the basic rent. If your basic rent is more than the maximum allowed rent according to the rent points system, the rent can be reduced to the maximum rent. Send your landlord a

proposition for rent reduction when your rent is more than the maximum. A special form is available at the HousingDesk. The rent reduction can start only 2 months after your proposition.

A second reason for rent reduction can be the maintenance status of the house. If your house is in a very bad condition, it is possible to get a temporary rent reduction, until the problems are solved. First step is to write your landlord and inform him officially about the problems and what needs to be done. He then has 6 weeks to fix it. If he refuses, you can go to the Rental Committee (Huurcommissie) with your complaint. The Rental Committee then decides whether the rent will be reduced and by how much. Contact the HousingDesk for more information on the procedures for rent reduction.

Home improvement

When your landlord want to go further than the regular maintenance, and improve your home (e.g. by changing the kitchen, the bathroom or the heating system in such a way that it is much better than it was before), an extra rent increase is allowed. However, the landlord cannot do this without the permission of all tenants. You have to agree on what he will do and what the consequences will be for the rent. The rent increase should be in proportion to the improvements and the new rent cannot be higher than the maximum rent, based on the rent points system. Make sure the agreements are written down and signed by yourself and the landlord. If the renovation takes more than 40 days, you are entitled to a temporary rent reduction during that period.

Keep in mind that a rent increase is not allowed after regular maintenance, as you already paid for that in your actual rent.

Tenant protection

The most important right of a tenant is 'tenant protection'. This means your landlord cannot just end the tenancy agreement. There are only 5 legally valid reasons for your landlord to end the agreement. And then, still, a judge decides if the reason is valid and under what conditions the agreement will be ended. If the landlord gives you notice, you don't have to leave until a judge decides so. In the meantime, keep paying your rent, and behave as a good tenant, as not to ruin your changes.

The 5 legally valid reasons to end a tenancy agreement are:

1. You do not behave as a good tenant. You haven't paid your rent for at least 3 months or you cause serious inconvenience to your neighbours or to other tenants.
2. Your temporary tenancy agreement ends. A temporary tenancy agreement is only valid if it is temporary for a good reason, e.g. the owner returns after a certain period.
3. Your landlord needs the room for 'urgent private use'. A judge will decide whether the interest of the landlord is greater than that of the tenant. In any case, the landlord has to offer the tenant another room.
4. You refuse a 'reasonable offer' for a new rental agreement. This new offer may not be about the rent or the service costs, but it can be about the way of payment (e.g. through the bank instead of cash).

5. The purpose of the building you live in changes, due to local planning. The owner of the building is obliged to follow this change and may have to give you notice. However, a situation like this seldom occurs.

Even if the landlord has the right to expel you, he still has to consider the term of notice. This term is at least 3 months, plus 1 month extra for every year you stayed in the room, up to a maximum of 6 months.

Sub-rent and tenancy protection

If you sub-rent a room, you only have tenant protection from the main tenant, and you have nothing to do with the landlord.

Renting a room in the landlords home and tenancy protection

If you rent a room in your landlord's house, the rules are slightly different. In the first 9 months of the tenancy agreement, the landlord can give you notice without giving a reason. You are still entitled to a 3 months term of notice. After the first 9 months, you have the regular tenancy protection. But there is a 6th reason for ending the tenancy agreement: a serious quarrel between you and the landlord.

Other rights and obligations

The tenancy protection is the main right for you as a tenant, but you also have some obligations. You have to behave as a good tenant, just as your landlord has to behave as a good landlord. You have to pay your rent in time, as agreed in the tenancy agreement, and you have to use the room as living space. Usually, you have to leave the rented property as it was when you came in. Only if the next tenant is happy with your changes, you can leave it like that. During the period you rent a room, you can change the floor cover and the wall colours in any way you like, the landlord has no say in this. The landlord cannot limit the number of visitors you have, including people who stay overnight. Only if the 'visitors' stay for an extended period and actually live in your room, the landlord might have some objections. The landlord cannot just enter your room, he has to knock or ring before entering. As a tenant, you can refuse his entrance. This counts for your room as well as the house. The landlord has the right to inspect your room, but only if he announces it well in advance and comes at a reasonable hour. You cannot object to necessary maintenance in your room. Small maintenance comes to your account, other maintenance is for the landlord to take care of. To have a party is allowed, but mind the neighbours. Putting a poster on your window is allowed, unless it concerns commercial advertising.

The Rent Committee

The Rent Committee (Huurcommissie) is an independent government institution that mediates in arguments between tenants and landlords. It judges and advises when there are disputes on the rent or other issues. They also inform tenants and landlords about the rules and regulations regarding tenancy. The central secretariat of the Rent Committee is in The Hague (see the back page for contact information). If you want to start a procedure, you have to pay € 25,- in advance. If you win the procedure, you get your money back. For more information on the Rent Committee and possible procedures, contact the HousingDesk.

Appendix: The rent points system

To save on paper we provide only the first columns of this table, so if you have more points than this table contents, take a look on www.rijksoverheid.nl or contact the HousingDesk.

Maximum basic rent for rooms with shared facilities per 1 juli 2013

points	amount								
1	2,01	54	106,11	107	210,20	160	314,29	213	387,15
2	3,96	55	108,08	108	212,18	161	316,24	214	388,15
3	5,94	56	110,03	109	214,11	162	318,21	215	389,17
4	7,91	57	111,98	110	216,09	163	320,17	216	390,18
5	9,86	58	113,96	111	218,04	164	322,14	217	391,19
6	11,84	59	115,92	112	220,01	165	324,10	218	392,21
7	13,81	60	117,89	113	221,97	166	326,05	219	393,25
8	15,78	61	119,85	114	223,93	167	328,03	220	394,27
9	17,75	62	121,82	115	225,90	168	329,98	221	395,26
10	19,71	63	123,78	116	227,86	169	331,97	222	396,30
11	21,64	64	125,75	117	229,85	170	333,93	223	397,31
12	23,61	65	127,73	118	231,81	171	335,86	224	398,33
13	25,58	66	129,69	119	233,76	172	337,84	225	399,31
14	27,55	67	131,61	120	235,72	173	339,81	226	400,36
15	29,52	68	133,59	121	237,69	174	341,79	227	401,36
16	31,47	69	135,57	122	239,66	175	343,72	228	402,38
17	33,44	70	137,52	123	241,60	176	345,71	229	403,40
18	35,42	71	139,49	124	243,56	177	347,66	230	404,42
19	37,38	72	141,44	125	245,52	178	349,64	231	405,43
20	39,34	73	143,41	126	247,50	179	351,60	232	406,47
21	41,29	74	145,38	127	249,48	180	353,57	233	407,46
22	43,24	75	147,37	128	251,44	181	355,57	234	408,48
23	45,23	76	149,31	129	253,40	182	355,60	235	409,50
24	47,17	77	151,28	130	255,37	183	356,62	236	410,54
25	49,15	78	153,22	131	257,32	184	357,65	237	411,53
26	51,10	79	155,21	132	259,29	185	358,65	238	412,55
27	53,09	80	157,16	133	261,26	186	359,67	239	413,57
28	55,05	81	159,11	134	263,23	187	360,68	240	414,59
29	57,01	82	161,10	135	265,17	188	361,71	241	415,60
30	58,97	83	163,04	136	267,15	189	362,70	242	416,63
31	60,93	84	165,02	137	269,12	190	363,74	243	417,65
32	62,90	85	166,99	138	271,09	191	364,75	244	418,68
33	64,85	86	168,95	139	273,05	192	365,78	245	419,69
34	66,81	87	170,91	140	275,01	193	366,78	246	420,69
35	68,78	88	172,88	141	276,97	194	367,80	247	421,71
36	70,75	89	174,83	142	278,93	195	368,82	248	422,74
37	72,71	90	176,81	143	280,91	196	369,84	249	423,75
38	74,69	91	178,77	144	282,87	197	370,85	250	424,76
39	76,65	92	180,74	145	284,81	198	371,88	251	425,77
40	78,62	93	182,69	146	286,78	199	372,89	252	426,81
41	80,58	94	184,66	147	288,77	200	373,92	253	427,81
42	82,53	95	186,65	148	290,72	201	374,93	254	428,83
43	84,49	96	188,60	149	292,67	202	375,94	255	429,84
44	86,45	97	190,56	150	294,66	203	376,97	256	430,86
45	88,42	98	192,52	151	296,59	204	377,96	257	431,87
46	90,38	99	194,48	152	298,58	205	378,99	258	432,91
47	92,35	100	196,46	153	300,52	206	380,00	259	433,91
48	94,32	101	198,41	154	302,50	207	381,04	260	434,94
49	96,30	102	200,37	155	304,46	208	382,04	261	435,94
50	98,25	103	202,33	156	306,43	209	383,08	262	436,98
51	100,22	104	204,29	157	308,40	210	384,07	263	437,97
52	102,17	105	206,28	158	310,35	211	385,10	264	439,01
53	104,16	106	208,23	159	312,32	212	386,10	265	440,04

Useful addresses:

Idealis

Duivendaal 1
6701 AP Wageningen
0317-472501
www.idealis.nl

Student Housing WUR

Forum building, room 019
Droevendaalsesteeg 2
6708 PB Wageningen
www.wageningenur.nl

iNFacilities

Forum building, room 019
Droevendaalsesteeg 2
6708 PB Wageningen
www.studentlivingwageningen.nl

De Woningstichting

Olympiaplein 26
6707 EN Wageningen
0800-0317
www.de-woningstichting.nl

Resource

Akkermaalsbos 12
6708 WB Wageningen
0317-484020
www.resource.wur.nl

Local papers

www.veluwepost.nl
www.stadwageningen.nl
www.hoogenlaag.nl

Huurcommissie Arnhem

Pels Rijckenstraat 1
6800 AG Arnhem
0800-4887243
www.huurcommissie.nl

Social counselors

't Palet, Rooseveltweg 408-h
6707 GX Wageningen
0317-468830

Wageningen City Hall

Corresponding address: Postbus 1
6700 AA Wageningen
Visiting address: Markt 22
0317-492911
www.wageningen.nl

Private leasing companies:

Van der Vorm vastgoed
010-4369218
www.vormvastgoed.nl

Dynamis ABC
026-3572111

Breunissen Real Estate Agent
0318-653666
www.breunissen.nl

Vastgoed Beheer
040-2869191
www.vastgoedbeheer.com

Ad-Hoc vastgoedbeheer
026-3639305
www.adhocbeheer.nl

Other websites

www.kamernet.nl
www.housinganywhere.com
www.rijksoverheid.nl
(or www.government.nl)
www.woonbond.nl
www.toeslagen.nl
www.digid.nl

HousingDesk
Wageningen 

www.housingdeskwageningen.nl

info@housingdeskwageningen.nl
Generaal Foulkesweg 37
6703 BL Wageningen
0317-48 31 43

Open Monday - Friday, 10-16 o'clock