

# Housing Manual

Breda University of Applied Sciences

DISCOVER YOUR WORLD

## > GENERAL INFORMATION

Breda is a beautiful city in the south of the Netherlands. Breda University of Applied Sciences has a growing number of students and therefore accommodation in Breda can be scarce and challenging to find. There are several ways to find accommodation in Breda. Most student accommodation are houses with multiple single rooms for students or young people. Spaces like the living room (if available), the kitchen and the bathroom are shared. Rooms that are offered mostly will not be furnished (no furniture, bed, curtains, etc.). Please keep this in mind when you rent a room. If a room is not within walking distance of the school, remember the Dutch love to cycle and Breda isn't a big city. Consider buying a (second hand) bike instead of using expensive public transport.

Housing in the Netherlands isn't cheap. Rental prices for a student room in Breda vary from €300 to €500 per month. However, you will most commonly find rooms to rent for about € 400. Don't forget that in your first month you will also have to pay a deposit and an additional fee, depending on how you got your room. Set realistic goals when it comes to the price of your student room. The chart below gives a general indication of different room sizes and prices. Prices may differ accordingly. There will be a lot of Dutch students starting the school year in September as well, so it is highly recommended to start your search for a room as soon as possible.

TYPE OF ROOM	SIZE	BUDGET
Room in a shared house/building. Perhaps with own sink	14m2 and smaller	€300 – €375
Room in a shared house/building. Perhaps with own sink	15m2 – 18m2	€380 – €430
Room in a shared house/building. Perhaps with own sink	19m2 and bigger	€440 – +++
Studio. One living/bedroom with small kitchen OR private bathroom	22m2 – 35m2	€450 – €550
Studio. One living/bedroom with small kitchen AND private bathroom.	22m2 – 35m2	€500 – €650
Apartment with one separate bedroom	30m2 – 45m2	€700 – €800
Apartment with two bedrooms	35m2 and bigger	€850 – +++

## > ARRIVING IN BREDA

It is recommended to come to Breda at least a few days before the start of your study programme. In this period you can sort out anything you might need while staying in the Netherlands. Try to have your accommodation sorted beforehand. There is also a chance of a gap between your arrival and beginning of your rental period. Many students try to stay at a friend's place, another student's place, hotel or hostel, make use of Airbnb or find a host with the help of Couchsurfing. Keep your safety in mind when using websites like couch surfing.

## > FINDING A ROOM

Please note that Breda University of Applied Sciences doesn't recommend one platform or company above the other. These are just

examples of where to look for rooms. It is **your own responsibility** to find suitable accommodation and it's your own decision if you want to rent through one of these platforms or companies. Also keep in mind that swindlers are active on sites. When a room seems too good to be true, reconsider! Please also keep in mind to be careful with your personal details. When you are about to rent a room, don't forget to ask what's included in the price and if additional costs are being charged. Remember that it will probably take multiple tries to find a room. Do not be discouraged by lack of response and be sure to send out many applications! The more applications you send out, the bigger the chance of finding a room.

## > HOW DOES IT WORK?

Some of the platforms or organisations mentioned below are commercial mediators in flats and rooms. They are quick with their offers, but this service will also be charged! In general, the procedure will be as follows:

- Register if needed (sometimes you will have to pay a registration fee in order to be subscribed).
- You have to apply to multiple rooms or flats. If you respond to an advertisement it is wise to tell something about yourself (girl or boy, nationality, smoker or non-smoker, age, what you are going to study, hobbies, etc.). The first round is judged on the received responses, so make sure your reply is original!
- You get an offer for the room or flat
- If you like the offer, generally, you have to come to check the room or flat after which you can accept or decline the offer. Since you are an international student you might need to search for another solution, a Skype/FaceTime interview might be a good option.
- If you accept an offer you have to pay a few amounts in the first month: rent, deposit, and an additional fee (depending on where you find your room). Sometimes the last two mentioned amounts are equal to the rent. This means that if your rent would be €400, the costs of your first month *could* be around € 1200.

We recommend to search for rooms through the Facebook pages and the Breda University of Applied Sciences platforms first. It has been noticed that students tend to use these platforms quite often. You can always make use of the other organisations if things do not work out through the free channels.

## > FACEBOOK (free to use)

Social media offers great ways to communicate with each other. There are several pages where students and private owners advertise their available rooms, studios or apartments. Facebook is one of the best ways to avoid service charges and high registration fees. Please note the rules mentioned on the Facebook page and keep in mind that response on Facebook isn't very high. Also please be careful when using social media for finding your room.

### **Living Arrangements**

<https://www.facebook.com/groups/71867862623/?fref=ts>

Mostly temporary rooms offered by other students from Breda University of Applied Sciences and AVANS who are subletting their room due to internships and exchange programs (mostly around 6 months) Information is provided in English. Sublet rooms are mostly furnished.

### **Find a room(mate) or house in Breda - Kamer(s) in Breda**

<https://www.facebook.com/groups/kamer.in.breda/?ref=ts&fref=ts>

### **Zoekt kamer in Breda Community (Looking for a room in Breda community, Dutch)**

<https://www.facebook.com/groups/zoektkamerinbreda/?ref=ts&fref=ts>

### **Rooms / Housing / huisvesting Breda**

<https://www.facebook.com/groups/542921162427481/?fref=ts>

## > BREDA UNIVERSITY OF APPLIED SCIENCES PARTNER PLATFORMS (free to use)

[www.housinganywhere.com](http://www.housinganywhere.com)

Temporary rooms offered by other students from Breda University of Applied Sciences or AVANS who are on their exchange / placements. Usually these rooms are available for 6 months. Breda University of Applied Sciences has a co-operation with HousingAnywhere.com to provide this service to students. Housing Anywhere takes care of payment as well, which makes the use of this platform very safe.

[www.klikvoorkamers.nl/en](http://www.klikvoorkamers.nl/en)

If you want to find a good place to live in time, Breda University of Applied Sciences urges you to subscribe to Klik voor Kamers (Click for rooms). This is a joint initiative of the three housing corporations in Breda: Laurentius, Singelveste Alleewonen and WonenBreburch. You can register (free of charge) and find a room on their website [www.klikvoorkamers.nl/en](http://www.klikvoorkamers.nl/en).

You will be given priority in accommodation offers because you are an international student.

Please make sure you register in time and proactively respond to rooms advertised (the longer you wait will reduce your chances of actually finding a room). When it turns out that you are number one for a room, make sure to accept the offer. When you decline the offer, you will no longer be on the priority list.

When you accept the allocated room, you will start paying rent from that time onwards. Please familiarize yourself with all the rules and regulations of the housing corporations. Even though Click for Rooms will put you on a waiting list, it is worthwhile registering. The price-quality ratio in general is much better than privately owned rooms. If you are registered at [www.clickforrooms.nl](http://www.clickforrooms.nl) and you end up renting a room elsewhere, don't forget to provide them your new address, so you can remain registered. It may be useful to stay registered!

## > OTHER ORGANISATIONS

Some websites below charge a registration fee of €30 - €40 to have full access to their site and be able to respond. When you find a room, studio or apartment through one of these companies they charge an administration fee as well. These can be as high as one month rent, so count on at least € 250.

Unfortunately not all websites have English translations. However, if you manage to understand some Dutch or you know someone who can assist you, that could be useful. Many foreign students successfully use websites like these with the help of Google Translator or Google Chrome.

<https://www.househunting.nl/en/>

<http://www.housingsolutions.nl/en>

<http://www.acuuthurenbreda.nl/>

<https://www.stadhuis.nl/en/woning-huren/>

<https://www.stuworld.nl/en/home>

<https://www.expatrientalsholland.com/huurwoningen/Breda>

<http://bredawonen.com/aanbod/>

<http://www.pararius.com/apartments/breda>

<https://directwonen.nl/en/rentals-for-rent/breda>

<http://www.housingxl.nl/en/home/>

<http://www.kodawoningbeheer.nl/en>

<http://www.huurda.nl/>

<https://kamernet.nl/en/for-rent/room-Breda>

<https://select-a-house.nl/en>

<https://www.stadhuis.nl/en/woning-huren/>

<https://www.rotsvast.nl/en/>

<http://www.marktplaats.nl> (Dutch trading website, try "Huur Kamer Breda")

**IMPORTANT:** Be extremely careful when using Marktplaats.nl to find a house. If something looks too good to be true, do a google reverse image search. Money up front is not too unusual, but offer a proof of income instead and a willingness to sign a contract. Do not send a copy of your id-card.

## > GENERAL INFORMATION

Unfurnished rooms can be cheaper to rent and since most rooms in the Netherlands are unfurnished, you may need to furnish your room yourself. This doesn't have to be expensive as there are many DIY stores, second hand stores, second hand websites and Facebook pages.

Useful stores are mentioned below. Most of these websites are in Dutch. However, if you manage to understand some Dutch or know someone who can assist you that could be useful. Many foreign students successfully use websites like these with the help of Google Translator or Google Chrome. You can use their home delivery services or you can check their products online and visit the actual stores which are all located in Breda.

IKEA	<a href="http://www.ikea.com/nl/nl/">www.ikea.com/nl/nl/</a> Furniture & everything you may need
Leen Bakker	<a href="http://www.leenbakker.nl/">www.leenbakker.nl/</a> Furniture
Kwantum	<a href="http://www.kwantum.nl/">www.kwantum.nl/</a> Furniture & DIY
Gamma	<a href="http://www.gamma.nl/">www.gamma.nl</a> DIY store
Formido	<a href="http://www.formido.nl/">www.formido.nl</a> DIY store
Marktplaats	<a href="http://www.marktplaats.nl/">www.marktplaats.nl/</a> (second hand website handy for bikes and furniture)
Emmaus Kringloop	<a href="http://www.emmaus-breda-veilingkade.nl/home/">www.emmaus-breda-veilingkade.nl/home/</a> (second hand furniture shop)
Vindingrijk Kringloop	<a href="http://www.vindingrijkbreda.nl/">www.vindingrijkbreda.nl/</a> (second hand furniture shop)
Facebook pages:	<a href="https://www.facebook.com/groups/298857480315635/">www.facebook.com/groups/298857480315635/</a> (residents of Breda selling items such as furniture and clothes)
	<a href="https://www.facebook.com/groups/2ehandsverkoop/">www.facebook.com/groups/2ehandsverkoop/</a> (residents of Breda selling items such as furniture and clothes )
	<a href="https://www.facebook.com/groups/375195449252311/">www.facebook.com/groups/375195449252311/</a> (residents of Breda selling items such as furniture and clothes )
	<a href="https://www.facebook.com/groups/fietsen.breda/">www.facebook.com/groups/fietsen.breda/</a> (residents of Breda selling second hand bikes)

## > IKEA EXAMPLE FOR FURNISHING

To give a global idea on how much it would cost to furnish your own room, below you will find an example of basic Ikea furniture that will fill up your room with everything you need. Also consider any of the other shops mentioned above and second hand shops to find everything you need.



JÖMNA MATRASS €29.-

NEIDEN BEDFRAME €29.95

LURÖY SLATTED BASE €15.-



MULIG €8.99



LINNMON TABLE €17.95



GUNDE CHAIR €5.99

+

**Total: €106.88**

## > TERM LIST

Te huur:	For rent
Verhuurd:	Rented, not available anymore
Onderverhuren:	Subletting
Tijdelijk:	Temporary renting period
Onbepaalde tijd:	Unlimited period for renting
12 m2:	Square metres. length x width. 3 x 4 for example
Incl. or Netto prijs:	Including. Meaning this is the net renting price per month. Often gas, water, light and electricity are included in the renting price. Make sure to verify this with the contact person!
Excl. or Bruto prijs:	Excluding. Meaning some facilities are not included in the renting price per month. This can be the gas, water, light and electricity or govern mental taxes. Make sure to verify this with the contact person!
Borg:	Deposit
Beschikbaar per:	Available from
Voor vrouwen:	For females only
Voor mannen:	For males only
M/V:	Male and female
Aantal huisgenoten:	Number of room mates
Zolder:	Attic
Begane grond:	Ground floor
Berging:	Storage room
Keuken:	Kitchen
Slaapkamer:	Bedroom
Badkamer:	Bathroom
Huiskamer:	Living room
Gezamenlijk gebruik:	Joint / communal use
Gestoffeerd:	The room has carpeting and / or curtains
Niet gestoffeerd/ niet gemeubileerd:	The room is completely empty
Gemeubileerd:	The room is fully or partly furnished