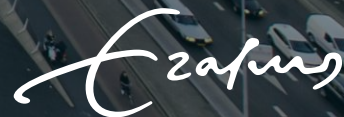


Final housing tips & tricks

For international students

Wednesday 23 July 2025

Erasmus University Rotterdam
Making Minds Matter



Your hosts



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Our goal



To help you navigate the private housing market with **practical tips**, from **avoiding scams** to understanding **contracts** and **registration**.



To leave you **confident** about what steps to take next



What we will cover today

01
**Reserved
housing**

02
**Private
market**

03
**Rental
contracts**

04
**Municipal
registration**

05
**Rent
benefit**

06
**Scam
awareness**

07
**Housing
form**

08
Q&A

Housing in the Netherlands

Students arrange their own housing (n.a. EUC)

A huge shortage in all the bigger cities

Dutch universities are **not allowed** to build housing by law

75% of students needs to find housing through **private market**

EUR Reserved housing

Total 1200 spots

- 259 on-campus studios
- 550+ spots on-campus and nearby campus shared apartments
- 360+ spots of campus studios and shared apartments

Fully booked!



Most students (75%) must secure housing through the private market.
Let's find out more!



Housing in Rotterdam

Price: on average
€700- €1000

Area: Kralingen vs.
Capelle a.d. IJssel

Housing type: Alone,
with housemates or host

Manage expectations:
Be realistic

You deserve to start your new adventure abroad without stress. So, please secure your student housing before your arrival!

Neighbourhoods and neighbouring cities



HOUSING

Capelle might seem dull, but living there 'won't make you an outcast'



Alexander is one of the students living in Capelle.



Platforms & agencies

- You can find a list of housing platforms & agencies on our website www.housing.eur.nl
→ Private market.
- Most **popular**
 - HousingAnywhere.com
 - Kamernet.nl
 - Pararius.nl
 - But also check the other websites!

The offer on these websites is updated daily, so make sure to check them every now and then!



HousingAnywhere

EUR partners with HousingAnywhere, an international housing platform.

- Access exclusive EUR discounts by subscribing via our official link: www.housing.eur.nl → Private Market or scan the QR code
- As an EUR student, you also receive booking priority on available listings.

TIP: Always use the Secure Payment System when paying. This protects you against scams and ensures your transaction is safe.



Social housing agencies

- › **To do: bachelor students**
- Register at Stadswonen and SSH Longstay (via room.nl)
- Over 6000 good quality, affordable rooms, studios and flats
- Waiting list counts (15 – more than 24 months)
- One time fee €25-35





**STADSWONEN
ROTTERDAM**



**STADSWONEN
ROTTERDAM**

Waarmee kunnen we je helpen?

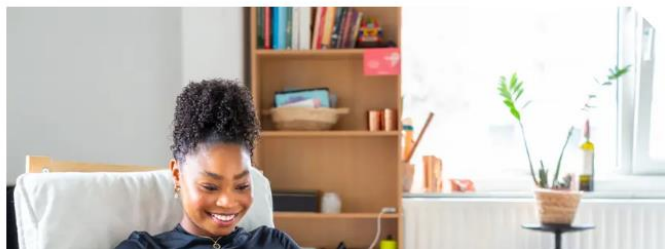
[Inschrijven bij Stadswonen](#) [Aanbod bekijken](#) [Onze woongebouwen](#) [Reparatie melden](#) [Klantenservice](#)

✓ grootste aanbod ✓ vanaf € 325,- ✓ geen borg ✓ huurtoeslag ✓

← [Woning vinden](#)

Inschrijven voor een studentenwoning in Rotterdam

Als student zit je goed bij Stadswonen Rotterdam. Wij richten ons volledig op jou. Met meer dan 6.000 kamers en studio's in de stad, zijn we dé studentenhuysvester van Rotterdam. Ontdek hieronder wat je moet doen om je in te schrijven en inschrijfduur op te bouwen.



it work

ROOM

Login

Regis

Your room search starts with us

✓ Register once ✓ At least 10 cities

Consider Hospi Housing

- Staying with verified hosts or guest families
- Cheaper (on average €514 against €748 in 2024)
- Private room and shared facilities
- Application via hospihousing.com



10 Final tips & tricks

1. **Widen your search area:** Don't focus only on Rotterdam → consider Schiedam, Capelle, Delft, or The Hague.
2. **Act fast:** Check websites multiple times per day. Good rooms go within hours!
3. **Use basic Dutch:** Respond to ads in simple Dutch or use some Dutch words.
4. **Personalize your message:** Introduce yourself briefly and offer proof of enrolment.
5. **Don't pay before a contract:** No money should be transferred until you've signed a valid contract.
6. **Verify listings:** Google the address, ask for a video call, and use trusted platforms.
7. **Join student communities:** Look in EUR WhatsApp groups, Goin App, or faculty Facebook pages.
8. **Ask around:** Reach out to older students → many sublet rooms before they leave.
9. **Be flexible:** Consider temporary housing for the first couple of months while you continue searching.
10. **Stay persistent:** Expect rejections, that's normal. If you stay active and cautious, you will find a place!

Rental contracts

- Always read carefully: check rental period, notice, and termination terms
- Confirm what's included in the services charges (utilities, internet, taxes)
- Standard deposit = 1–2 months' rent — more is a red flag
- Get everything in writing (no verbal agreements)
- Make sure you can register at the address if you are staying longer than 4 months.
- Be cautious with sublets – confirm landlord approval

Tip: *Unsure about a contract?
Send an e-mail to studenthousing@eur.nl.
We can review it with you and share our insights.
(Note: we cannot give legal advice!)*



Common rental contracts

Short stay contract (aard van korte duur)

- ✓ All-in price
- ✓ Furnished and upholstered
- ✓ Fixed rental contract (not possible to early terminate or extend the contract!)

Campus contract

- ✓ Base price + service costs
- ✓ Extra charges for municipality taxes
- ✓ Not furnished
- ✓ You can stay in your room/apartment as long as you are enrolled at an educational institution.
- ✓ Termination possible with one month notice period.

Temporary contract

- ✓ Base price + service costs
- ✓ Extra charges for municipality taxes
- ✓ Mostly not furnished and upholstered
- ✓ Fixed rental contract for maximum 2 years
- ✓ Termination possible with one month notice period.

Rent benefit (or housing allowance)

- Rent benefit is a form of compensation on high rents provided by the Dutch government to residents on a low income.
- Make sure both you and your accommodation meet the criteria before applying.
- If you qualify, you can apply through the Dutch Tax Office (Belastingdienst).

Want to know more? Scan the QR code and see if you and your accommodation qualify for rent benefit.



Note: You usually do not qualify for rent benefit if you have a shared room or a short-stay contract.

Municipal registration

> 4 months - First registration @ municipality

- It is your first time living in the Netherlands
- You will stay for more than 4 months
- You do not have a BSN (citizen service number)

Online registration process open as of 4 weeks before arrival. Only if you have a permanent place to stay which allows you to register. Registration is free of charge.

< 4 months - Registration of non-residents (RNI) @ municipality

- You are coming from abroad and will stay in NL for 4 consecutive months or less
- You do not have a prior registration / you do not have a BSN (citizen service number)

Not available in every municipality; for our region registration can be done in Rotterdam. Registration is free of charge.

Note: This info does not apply to ISS students who will receive specific instructions from the institute in The Hague after admission.





Watch out for the red flags

- Never send money via **Western Union** or **MoneyGram**, beware of **fake payment links**.
- If your landlord:
 - > **doesn't have photos** of the property
 - > or the address can't be verified in **Google Search**
 - > or if the **photos don't match** what you find in Google Maps, be wary.
- Be extra careful on **Facebook**

And finally: if it seems too good to be true... you know the rest.

Erasmus Magazine wrote
an article with even more tips!



Some extra tips

- **Accept temporary accommodation (of at least 2 months)** you can continue searching from there
- Use the housing group in the **Goin' app** to connect with future classmates to find potential roomies
- Don't be picky, but **use your gut feeling!**



Haven't found a place to stay before departure?

We strongly advise you not to travel to Rotterdam without first securing a place to stay for at least a couple of months.

Otherwise, you risk:

- › Staying in (expensive) hotels or hostels for extended periods
- › Facing high costs, stress, and inconvenience

Erasmus University unfortunately cannot assist with last-minute housing



If you haven't found a place to stay yet, please let us know by filling out the "Still Looking" form.

While we **cannot guarantee** housing, we will **forward any suitable offers** that come our way!



Unanswered questions about housing?
Now is your moment to ask them!



Stay up to date



Student housing contact details



studenthousing@eur.nl



www.housing.eur.nl



[@internationaloffice.eur](https://www.instagram.com/internationaloffice.eur)

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