

The guide to finding a house in the Netherlands



pararius

Introduction

Who are we?

Pararius is the largest rental housing site in the Netherlands. Vacant properties are listed by real estate agents, so we don't manage the listings on our site. If you like to schedule a viewing or if you want more information about a property, you can directly contact the landlord. Short lines, fast communication.

What am I reading?

At Pararius we understand that, as a non-dutchie living in the Netherlands, the search for a rental apartment can be very difficult. That's why we decided to provide some guidelines, tips and tricks to help you find a happy home using our service.





The three steps

1

Search our database

Our database of houses is updated on a daily basis. Using our extensive filters you are able to search the database. As an extra, we provide an email service. All you need to do is set your preferences, and we will keep you up-to-date!

2

Send a message

Have you found a home that interests you? The next step is to contact the real estate agent directly by responding to the property. You can find the contact information on the property page.

3

Visit your new home

If the property is still vacant, it is possible that the real estate agent will invite you for a viewing. And when all goes well, you might be standing in your new home!

Checklist

What are the requirements for your new home?

Renting a house is not a minor thing. It is helpful to have a clear vision of what you want for your future home. It is wise to make a list of housing requirements. This will provide you with a base of your specific wishes and narrow your search.



- ☒ Your maximum rental price (in- and exclusive)
- ☒ The amount of space (m2) your home must have
- ☒ How many bedrooms your home must have
- ☒ Whether you would like to have a garden / balcony
- ☒ What kind of neighbourhood you prefer to live in
- ☒ Which facilities should be near your new home
- ☒ How long you want to travel to work or school
- ☒ If pets are allowed in your new home
- ☒ Accessibility by public transport
- ☒ Parking space(s) for your car(s)

Trouble finding a place in the city?

You might want to check out the following towns

Nowadays, finding a place to rent in cities such as Amsterdam, Rotterdam or The Hague is very difficult. That's why we decided to provide a short list of cities and towns near and with direct and fast connections to the big cities.

Towns/Municipalities near Amsterdam

Aalsmeer | Amstelveen | Beemster | Diemen | Edam-Volendam | Landsmeer | Haarlemmermeer | Oostzaan | Ouder-Amstel | Purmerend | Uithoorn | Waterland | Wormerland | Zaanstad

Towns/Municipalities near The Hague

Zoetermeer | Westland | Delft | Leidschendam-Voorburg | Pijnacker-Nootdorp | Rijswijk | Wassenaar | Midden-Delfland

Towns/Municipalities near Rotterdam

Albrandswaard | Barendrecht | Brielle | Capelle aan den IJssel | Delft | Hellevoetsluis | Krimpen aan den IJssel | Lansingerland | Maassluis | Nissewaard | Ridderkerk | Schiedam | Vlaardingen | Westvoorne

The Dutch housing market

In the Netherlands, there are two housing sectors

Sector 1: The public sector / social housing

Social housing in the Netherlands is often meant for people with lower incomes. Whether you are to live in a house which is categorised as social, is determined by the Rent Liberalisation Threshold. The Dutch name for this is the Huurliberalisatiegrens. In 2019, the threshold is set to 737,14 euros per month. Most of the houses in the sector belong to housing associations. In Dutch we call these Woningcorporaties.

Rules for social housing

- To be able to apply for social housing, you must register with the right housing association. Different regions have different associations, so pay attention when subscribing;
- You need a housing permit. Most municipalities require that you have a valid and legitimate reason for living in the region. Examples are for work, family or school. This rule may vary per Municipality;
- Meet the requirements of the specific housing association, such as your income and family size.



Sector 2: The private sector / private housing

This is a more expensive and non-subsidised sector. We often call it the free market or the “vrije sector” in Dutch. Looking at both the rent and the services provided, both the tenant and the landlord have much more freedom. This is because tenancy contracts in this sector have been liberalised.

Rules for private housing:

- There is no maximum rent;
- There is no maximum of annual rent increase;
- There will be no rent benefit;
- When you have a dispute with your landlord the Rent Tribunal (Huurcommissie) will not be at your service. But they will assess your rent if you have been living in the property for less than six months.





Customer care

How can we help?

Pararius is only responsible for verifying and placing the advertisements on our website. These advertisements are shared on behalf of various brokers.

Therefore, customercare cannot answer questions about advertisements. If at any time you come across an advertisement that suspect is not up-to-date, correct or complete, we urge you to report this as soon as possible.

Let your househunt begin

Start your search on Pararius

The following links show you all the available houses, apartments, rooms and studios in that city. If you use the provided filters, you can determine the housingtype, the budget, the amount of (bed)rooms and the preferred amount of space. We hope that having read this guide facilitates you in finding a happy home using Pararius!

Ready to find your new home? Start your search with the links below.

[Almere](#)

[Breda](#)

[Haarlem](#)

[Rotterdam](#)

[Amersfoort](#)

[Delft](#)

[Hilversum](#)

[Tilburg](#)

[Amstelveen](#)

[Den Bosch](#)

[Leiden](#)

[The Hague](#)

[Amsterdam](#)

[Eindhoven](#)

[Maastricht](#)

[Utrecht](#)

[Arnhem](#)

[Groningen](#)

[Nijmegen](#)

[Zwolle](#)

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