

# Private sector housing rental.

Everything you need to know about renting with Woonstad Rotterdam



**woonstad.**  
rotterdam

# Renting a home in 7 steps.

Looking for private sector accommodation in Rotterdam? Great – you're in the right place! Here's how to do it with us.

## 1 Search.

Go to our [website](#) to see our selection of private sector rental properties. If you can't find what you're looking for, [register](#) your wishes with us to get automatic notifications when a suitable place becomes available.

## 2 Apply.

When you find an accommodation you like, check carefully to see whether you satisfy the tenant conditions, as stated in the advertisement. If you do, then apply using a digital profile called [MyQij](#).

## 3 Invitation.

After you've applied for a property, assuming you do meet all the tenant conditions, you'll receive an email invitation to view it. Be sure to respond with your acceptance!

## 4 Viewing.

During the viewing, you'll need to decide whether or not you'd like to rent the property. There may also be other prospective tenants at the viewing. If more than one of you wants it, we'll assign the property to whoever was the first applicant.

### Did you know ...

If you're currently renting social housing from Woonstad Rotterdam or Stadswonen Rotterdam, and you terminate your contract before it finishes, you'll get priority when applying for a Woonstad Rotterdam private sector home.

## 5 Credit check.

If you are offered the property, we'll then conduct a credit check. If everything is in order, we'll hold it for you.

## 6 Signing.

Your rental agreement will be sent to you via email and you'll need to sign it digitally. After you've signed, we'll send you a request for payment of the first month's rent, service costs and administration costs.

**Tip!** Make sure that all the utilities such as gas, water and electricity are in your name on the date you're moving in.

## 7 Keys.

On moving-in day, we'll show you round your accommodation. And then you'll be given the keys. Congratulations! Your tenancy has officially begun. Enjoy!



### Private sector renting with Woonstad Rotterdam:

- Immediate availability
- No registration or agency fees
- No minimum duration
- One month notice period
- Properties all over Rotterdam

# Requirements around income and tenants.

In order to rent a property from the private sector, you have to satisfy the stated requirements around income and how many people may live there. Make sure you check advertisements carefully for these conditions.

Please do not apply for any properties where you don't meet the requirements. You will not be accepted, so this is a pointless exercise.

## Also note the following important points:

- A rental contract can be signed by a maximum of two people. Whoever signs the contract must also live in the property.
  - A maximum of two incomes can count towards the income requirement, even if more people will be living there.
  - Incomes from children (below 18) cannot count towards the income requirement.
  - You cannot have another person with a higher income act as a guarantor. Income requirements have to be met by the person/people who will live in the property.
  - If your income is below the requirements for a property you want to rent, but you have at least €10,000 in savings, then 10% of your savings can be counted towards your income requirements. To do this, you'll need to upload proof of your savings into your MyQii profile.
- If you are an employee, your income will be counted as what you earned over the most recently completed tax year (Jan-Dec). Earnings before this period do not count.
  - If you are self-employed, you must have been self-employed for at least two years and have at least one tax return which has been finalised by the Tax Office. You'll need to provide your most recent finalised tax return, as well as your forecast for the most recently completed tax year. We will consider your income to be the average over these two years. For example, if you are applying in 2024, you'll need to provide your finalised tax return for 2022 and your forecast for 2023.
  - We will also conduct a credit check via Focum before offering you a rental property.



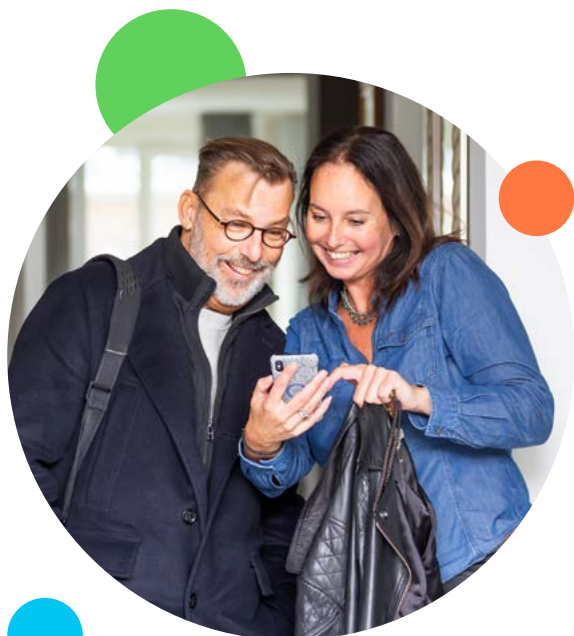
# How we allocate our private sector housing.

1. The **first applicant** to respond, who satisfies the **conditions** for renting the specific property, normally has the best chance. This is unless there are any applicants with priority status.
2. We want to provide everyone with a suitable home. When allocating properties, we consider **income** and the **number of people in the household** to determine who's most suitable.

## Under what circumstances do people get priority for private sector housing?

Priority status is granted for two reasons: re-housing or switching from social housing.

1. Re-housing: this applies to people who have been asked to move, by Woonstad Rotterdam, because of urban renewal projects.
2. Switching from social housing: this applies to people who have been renting social housing from Woonstad Rotterdam or Stadswonen Rotterdam, and wish to move into a public sector home that is a better match for their income or the number of people in their household.



## My application was rejected. Why?

If your application has been rejected, even though you met all the conditions, we'll write to you to explain why. This can be for various reasons:

1. Someone with priority status applied for the property.
2. Another suitable candidate applied before you did.
3. A combination of the two reasons above. There may have been more than one priority-status applicants, in which case we consider who has already applied for other properties.

## What details do Woonstad Rotterdam need from me to allocate me a property?

To allocate a property to you, we need you to provide us with various details. This is done via a system called MyQii, which is a safe and easy way to share personal information. You are responsible for ensuring the information in your MyQii profile is correct. We'll be looking for your:

- ✓ Name (first name and surname)
- ✓ Current address
- ✓ Date and place of birth
- ✓ Telephone number
- ✓ Email
- ✓ Marital status
- ✓ Size of household
- ✓ Bank account number
- ✓ Proof of identity
- ✓ Statement of income from the tax office and the UWV
- ✓ Additional information about your income, in certain cases

## Tips for increasing your chance of success:

- Respond quickly to advertisements.
- Check that your income meets the **income requirements**.
- Check that the **number of people in your household** corresponds with the property.

# Rules that determine allocation of rental properties.

This document explains how we decide who our rental properties are offered to. It's aim is to provide clarity to all parties involved. Our decision-making process conforms with the Good Landlord Act.

Our decisions are based on the following factors:

## 1. Prioritisation

People already residing in Woonstad Rotterdam properties who urgently need to move due to city regeneration projects (in need of rehousing) are given first priority.

Social housing tenants currently renting from Woonstad Rotterdam or Stadswonen Rotterdam, who have chosen to terminate their current rental contract, are then given priority over other candidates.

## 2. Order of response

Essentially, it's first come, first served. It's up to prospective tenants to make the first move by applying for advertised properties. To avoid having to turn down a large number of people, properties are taken off the market once a certain number of applications have been received.

To respond to a property, we will need the following information:

- Name (first name & surname)
- Full current address
- Date and place (town) of birth
- Telephone number and email address
- Marital status and number of people in household
- Bank account number
- Proof of identity
- Proof of income as provided by the Belastingdienst (tax office) and the UWV
- Further details about income may also be required depending on the situation

You will need a MyQii account to respond to a property. We'll explain MyQii on the [next page](#).

## 3. Rental conditions

Prospective tenants must satisfy the conditions stated in the property advertisement, which typically cover things such as income and the number of people who will live there.

Some properties have a minimum requirement for multiple occupancy. The size of the prospective tenant's household is taken into account when this is the case.

Applicants will also be subject to a credit check.

## 4. Rejection

Each property can, of course, only be rented to one applicant. Those who have not been selected, even though they meet all the requirements, will receive a message from us explaining why they were not successful on this occasion. This would typically be because the property was allocated to someone who qualified for prioritisation or responded sooner, or maybe even both.

Woonstad Rotterdam does not allow any form of discrimination to influence decisions about who properties are offered to, and will not enter into discussions on this subject.

# What is MyQii?

Applications for our properties are made using [MyQii](#). This is a safe online environment where you gather personal information relevant to becoming a tenant, such as that held by the *Belastingdienst*, *Mijn Overheid* and *UWV*. We compare your information with the conditions for property rental, such as income bracket and size of household.

## MyQii is:

### 1. Easy

It gathers all your relevant information in one place and you can upload additional details if necessary.

### 2. Fast

It saves you from having to gather all kinds of documents, send them and check whether they've been received. MyQii enables you to collect the necessary information directly from source within 10 minutes.

### 3. Secure

Your information is stored in a secure online environment and you no longer need to send it via e-mail. You can revoke permission for any particular landlord to access your information at any time. Only landlords of properties you've applied for can see it.

## Important information about your MyQii profile:

- You are responsible for ensuring the information in your MyQii profile is correct. This information is automatically obtained from government bodies such as the *Belastingdienst* (Tax Office), *MijnOverheid* and the *UWV*.
- If there's anything you want to know about MyQii profiles, you can find answers to FAQs at [qii.nl/help-service](https://qii.nl/help-service). Here you can also chat with an employee on weekdays from 10am till 5pm).

## Exceptional situations

In some cases, your MyQii may not show all the necessary information because it isn't known to the above-mentioned authorities. You'll then need to provide the missing information by uploading it to MyQii yourself.


This is necessary if you, for example:

- have just started a new job
- are self-employed
- are funded via assets





### Want to know more?

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