

Found a nice room? Check before signing!

Tips to prevent fraud and malpractices

Not all landlords of (student) rooms abide by the rules. If you have a room in mind, use these tips to verify everything is legitimate.

- 1 Always ask to visit the property. If you're not in the Netherlands, ask someone you know to do the viewing for you.
- 2 Don't visit a property alone. Make sure someone accompanies you or at least knows where you're going and when.
- 3 Do not transfer money to a landlord who claims to be abroad and will send the keys at a later time. Be extra cautious if the landlord asks you to transfer money to a non-Dutch bank account.
- 4 Verify the existence of the house and/or the landlord. You can do this by searching the address on Google Maps or requesting proof from the Cadastre (www.kadaster.nl). If you need assistance, ask the Huurteam Tilburg for help.
- 5 Is the rental property legal? Can more than three people register at the same house (with the same house number), or are you not allowed to register at all? These are signs of illegal rental. The Municipality of Tilburg provides a list of officially registered rental properties on their website (<https://www.tilburg.nl/inwoners/vergunningen/kamerverhuur>).
- 6 If you're renting a room through subletting, ensure that the current tenant has permission from the landlord. Request confirmation or a copy of the original lease agreement mentioning this permission.
- 7 If you've found a new living space, request a draft rental agreement. Carefully read this agreement to ensure you understand the implications stated. Be cautious of spelling mistakes, as they could be a sign of fraud.
- 8 After signing your new lease agreement, ask for a receipt for the deposit and security deposit payment.
- 9 Before moving in, arrange an initial inspection of the property, so both you and the landlord agree on any existing defects on the day you move in.
- 10 Never send your passport without watermarking it. Use the free KopieID app from the Dutch government for this purpose. If a landlord sends you their passport, it could be a scam!

Need help or have questions?

Are you unsure about your lease agreement? Is it in a language you don't (fully) understand or do you need advice? Contact Huurteam Tilburg for free assistance.