

Finding a room in Amsterdam: a definitely non-definitive guide to help improve your chances

General FAQs

1. How do I know if I'm being scammed?

The most important thing is to use your gut, does the person you're talking to seem dodgy or not? However, there are some obvious red flags. Always make sure they let you see the room or apartment, Dutch laws means that you're entitled to a viewing. Also, make sure that there is a physical handover of the key before or during the signing of the contract. Additionally, don't pay anything before you sign the contract. Lastly, the most common scam I've seen is when the landlord pretends to be abroad, pretty much always this ends up being a scam.

2. What is registration?

In the Netherlands everyone has a duty to register themselves if they want to live here. This is done at the municipality and there are lots of helpful guides to help you through that. If you live in the Netherlands, you have to register yourself. However, some adverts say no registration. This is usually because the building has reached its maximum occupancy under Amsterdam city rules. Dutch students sometimes go into these rooms anyway because they can just stay registered with their parents. If you're an international student, you will need somewhere to register.

3. What is a hospi?

Sometimes, if you're lucky, the room adverts that you respond to may actually get back to you. If it's a student house or apartment, then they'll likely invite you to a hospi (short for Hospiteeravond in Dutch). Usually, this amounts to the invitees and the people already living in the room/ apartment spending the evening together with a couple of beers trying to get to know each other. At the end of the evening, the people already living there decide on who they want to invite to move in and the others get rejected.

Some people find a room within their first few hospis and others go to a lot of them. It's not uncommon for people to have a double-digit number of hospis before they find somewhere. It's important, but very difficult, to not take rejections personally. Personally, my advice is that if it starts affecting you personally, just take a little break. You'll be much more likely to get along with people and be offered a room if you don't go to hospis in a cynical mindset.

4. What does g/w/l included or not included mean?

g/w/l is Dutch for "Gas, Water, Licht" aka it means if the utilities are included in the stated price or not.

5. Why do so many rooms say Dutch speakers only?

It's a personal preference of quite a few Dutch people to speak Dutch at home. Lots of international students get understandably frustrated by this. In the end, it's a problem of supply and demand. There are so many students that are looking for a room that the people who have one on offer have the privilege of being picky.

6. What are Amsterdam's cheapest neighbourhoods?

Amsterdam Zuid-Oost (aka Amsterdam South-East or De Bijlmer), Amsterdam Nieuw-West (aka Amsterdam New West) and Amsterdam Noord (aka Amsterdam North) are commonly considered the most affordable for students, but it really depends. There are some rent controlled rooms for 300 euros right in the centre and some very expensive rooms right on the outskirts. I wouldn't limit yourself to one particular neighbourhood if you're desperate.

7. Why is everything so soon?

The housing and renting market in Amsterdam moves at lightning speed. It's not uncommon for an advert to go up 2 weeks before the move in date (or significantly less time than that). Unfortunately, there is very little that you can do about it so you just have to be quick in everything that you do. Check for new adverts and emails several times per day, especially during peak season (about August - November ish).

8. Do I need to prepare any documents?

While generally speaking there is no need to prepare any documents before one goes to a viewing, it is still advised to do so! As mentioned above the renting market moves at lightning speed so it makes sense to have all the documents prepared so that when the landlord requests them, you can supply them right away and not risk the apartment going to someone else. Some of them are: passport copies, proof of studies, if possible recommendations by previous landlords, proof of financial means (yours + of your parents), passport copies, and sometimes a motivation letter.

Useful Facebook groups



Group by Appartement huren Amsterdam


Kamer Gezocht/Aangeboden in Amsterdam

Public group · 85.3K members

Joined + Invite

About Discussion Topics People Media Files

About



Group by Zoekt kamer in Amsterdam


Zoekt kamer in Amsterdam Community

Public group · 72.3K members

Joined + Invite

About Buy and sell Discussion Featured Topics People Media Questions

sp.10217284961663022 · about



Group by Zoekt kamer in

Kamer in Amsterdam

Private group · 11.2K members

Joined + Invite

About Discussion Featured Topics Members Events Media

9931908725249286093/



Group by alpaca.casa

Amsterdam Housing, Rooms, Apartments, Sublets

Public group · 90.5K members

Joined + Invite

About Discussion Topics People Events Media Files

11902220228291291




Group by Kamers aangeboden op Uilenstede

Kamers aangeboden op Uilenstede

Private group · 8.0K members

Joined + Invite

About Discussion Topics Members Events Media Files Questions




Group by Huren in Amsterdam? Appartementen, kamers en studio's

Aangeboden in Amsterdam: kamers en appartementen (huur)

Private group · 49.1K members

Joined + Invite



Group by room mate flat & finder

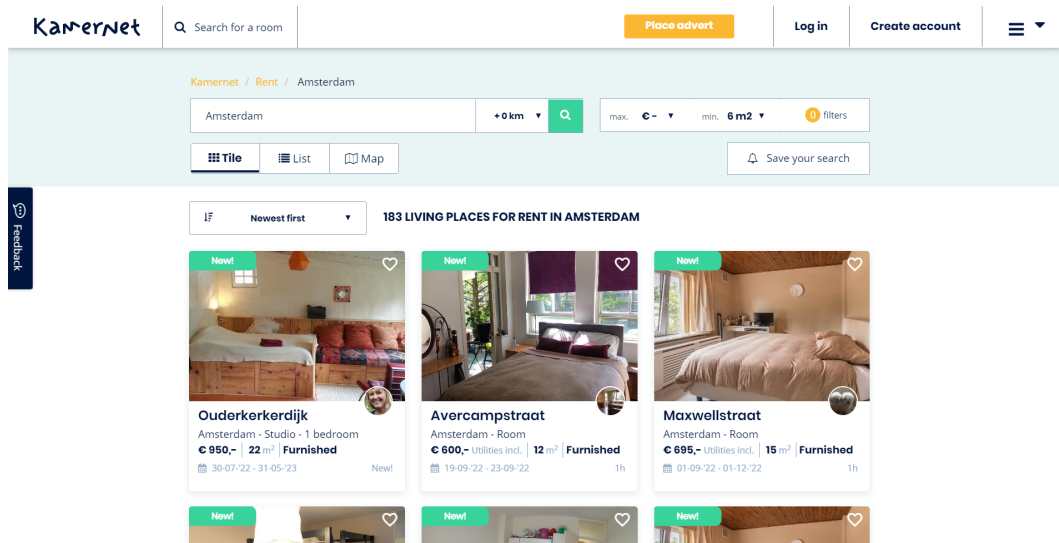
ROOM AVAILABLE IN AMSTERDAM

Private group · 71.4K members

Joined + Invite

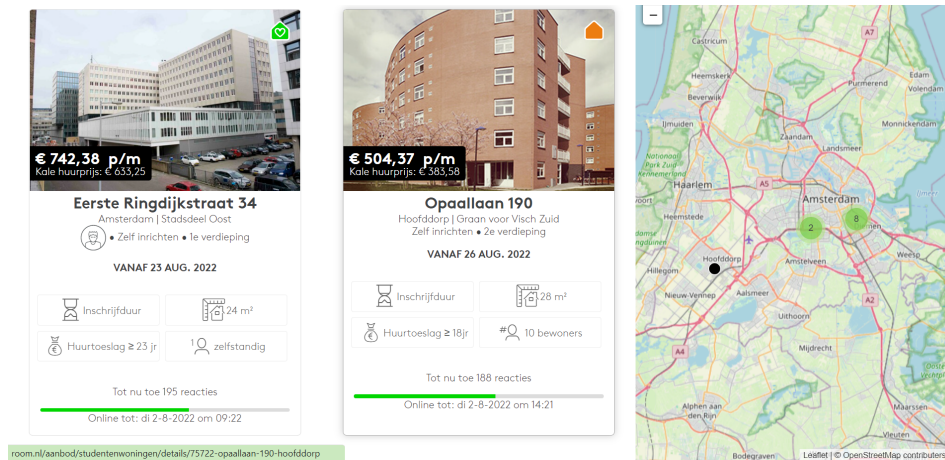
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Kamernet




Kamernet is a Dutch firm which connects people looking to let out their room and people looking to rent. You have to pay a monthly fee if you want to respond to adverts properly. Lots of people spend some time on Kamernet, but like everything else, it's very competitive. Most people who place an advert get hundreds of replies. The trick to getting noticed is replying to adverts as early as possible. If you take more than a day or two you probably won't even get your message read. If you respond within an hour, your chances are significantly better.

Room.nl




Interesting?

Order on the basis of

Registration period
 We set the order on the basis of registration periods. If a specific target group is given priority, this is stated in the advertisement.

Conditions

You must meet the following condition(s):

You study full-time or do an internship in this region 


Number of reactions

If you would respond now, you would enter on position **69 of 237** in the ranking

Time left

1 day and 9 hours
 (Before Sun 31-7-2022 at 23:00)

Respond



€515.96 p/m
 Basic rent: €425,11

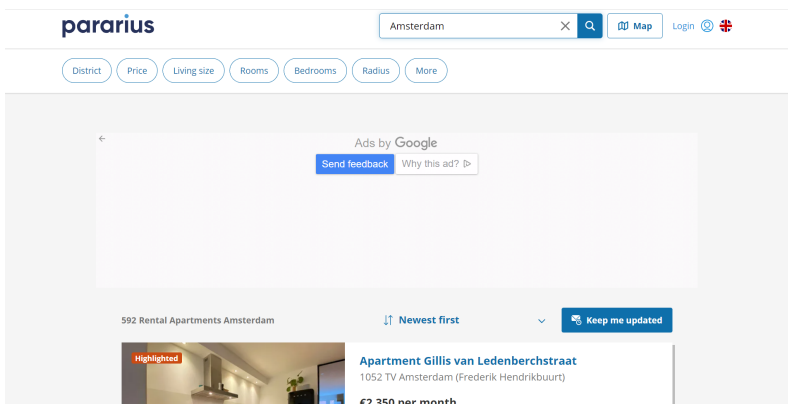
Uilenstede 506-68
 Amstelveen | Uilenstede en Kronenburg

Room.nl is a site that allocates rooms to students based on the amount of time you've been registered with them. The correct time to register with them is RIGHT NOW! Scrap that... the correct time was about three years ago because the waiting lists are massive. The picture above shows my position in the queue on a fairly normal room after one year of registration.

The good news is that 'Room' sometimes has rooms with priority for first year students. They also sometimes do priority for people living far away from Amsterdam (that's you internationals and Brabanters).

If you have received housing through university make sure in your second year to convert your room.nl from a university one to a 'normal' one! You can do this by messaging the support chat on their website. This way you can start collecting 'waiting time' which would improve your chances of getting an apartment sometime in the future.

Pararius, Funda, Amsterdamhousing and lots of other sites





These sites are mainly used by people looking to rent an apartment. If this is one of the options you're considering, there are a couple of things to be aware of. In Amsterdam there is a rule that says apartments not rented by families can usually only have two people renting, unless the owner has a permit. This means that if you want to split the apartment between more than two people, at least one person will have to live unregistered and probably won't pay rent directly to the landlord (see the FAQ on registration).

If you want to live somewhere that looks like it's not about to collapse in on itself, then expect to pay at least 700 euros a month per person and probably closer to 1000.

Respond to as many adverts as possible, just like all of the adverts that look remotely okay, respond.

Create a little CV for you and the person you're looking for an apartment with. Try and sell yourselves as the perfect tenants. If you're a couple, or pretending to be a couple that really helps. It also helps if you're a woman looking with other women. Don't make it too long though, landlords get lots of applications and don't want to read pages worth of text.

If at all possible, see if you can get the email address or website of the person letting out the room and contact them directly rather than responding via Pararius or Funda.

If you are looking for an apartment, have all the required documents ready before you start looking. This includes: recommendations, proof of financial means, passport copies, etc...