IN DE BUURT

I am seeking a rental property

in Alphen a/d Rijn, Nieuwkoop or Kaag en Braassem

We frequently receive inquiries regarding life inTom in de buurt. While we are unable to provide you with a home, we can assist you by offering valuable information and advice to guide you on your journey. These can be found in this brochure.

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Are you in search of a rental property?

Tom in the area frequently receives inquiries regarding the search for a home. Regrettably, we are unable to assist you in locating a rental property or provide any comments on urgency. Nevertheless, through this brochure, we can offer you information to aid in your quest for a rental home.

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If you find any inaccuracies in the brochure, please inform us at communicatie@tomindebuurt.nl.

Tips

You can display a card in the supermarket featuring a brief summary about yourself: your employment status, what you are seeking, your location, your budget, and your phone number. Alternatively, you can share a message on platforms like Facebook, Instagram, X, or Nextdoor indicating that you are in search of a home.

1. Rent in Alphen a/d Rijn, Nieuwkoop and Kaag en Braassem

Social housing in the Holland Rijnland area is available through www.hureninhollandrijnland.nl.

During the registration process, you can promptly enter your information, specify the type of home you are seeking, and indicate your desired price range, among other details. You have the option to respond to three homes simultaneously. Once a home is removed from the website, you may respond to another listing.

- Woonforte
- Habeko
- Woningstichting Nieuwkoop
- Woondiensten Aarwoude
- Stichting Meerwonen

Corporations in Leiden, Katwijk, and Voorschoten also provide housing options. You can express interest in any available home. Ensure that the homes fall within your budget.

Certain groups are given priority when responding to a home. Consider home seekers who are vacating a rental property, individuals aged 55 and older, and young people up to the age of 23. This information is consistently noted in the advertisement.

Tips
If you register one day prior to the expiration of the registration period, you can register again the following day for a new home. This can be accomplished by sorting the offers by 'last response date'. The homes that are the first to be removed from the website will then be displayed at the top. By consistently responding on the last day, you can engage almost daily.

Engage with properties that attract limited responses. This will enhance your opportunity of being next in line.

2. Leasing beyond the area

If you are not restricted to this area, you may also register with a housing corporation located outside the region. There are areas in the Netherlands experiencing population decline, where the waiting periods for housing are significantly shorter. For instance, in Achterhoek, Limburg, North and East Groningen, and Zeeuws Vlaanderen.

3. Urgency

It is important to understand that you should be cautious of agencies that demand high fees for handling urgent applications. These agencies do not have the ability to submit an urgent application on your behalf; only you can accomplish this with the assistance of a housing corporation that operates in your area.

How to submit a request for an urgency declaration

Do you need a home urgently? In the event of an emergency, you can submit a request for an urgency declaration. This will grant you priority access to a significant portion of the housing supply. Schedule an appointment with a housing association in your municipality, which can be located at www.hureninhollandrijnland.nl.

The process of declaring urgency varies among housing corporations. There are expenses linked to the urgency request. The regional urgency committee determines if you will be granted urgency.

An urgent declaration will not be issued if:

- You face the possibility of eviction from your residence because of unpaid rent and/or disruptive behavior.
- You have previously been evicted from your residence due to unpaid rent and/or disturbances and/or inappropriate aggressive conduct towards a staff member of a housing association.
- You may find your home inadequate due to the growth or reunification of your family, or if you are living with someone else and you become pregnant.

4. House swapping

If you are seeking an additional rental property, you may consider a swap. For instance, this could be due to the need for a larger home for your family or a preference for a ground-floor residence. In the case of home swapping, it is essential that both parties obtain permission from the landlord.

For home exchange, you can also visit the website www.woningruil24.nl and the Alphen Facebook page titled 'Woningruil 0172'.

Tip
Inform your family, friends, and acquaintances that you are in search of a home. They might be able to assist you in your search.

5. Websites for private landlords

www.huurexpert.nl
www.mijnhuren.nl
www.huurwoningen.nl
www.directwonen.nl
www.tweelwonen.nl
www.hospihousing.com
www.ikwilhuren.nu
www.funda.nl
www.mansion.nl
www.shwj.nl
www.livingtoday.nl
www.kamernet.nl

Tip
Carefully review the registration conditions on a website. Occasionally, registration is free; however, a fee may be required if you wish to respond to a housing listing.

6. Anti-squat

GAPPH: www.gapph.nl
AdHoc: www.adhocbeheer.nl
Alvast: www.alvast.nl

Most prevalent conditions

- You exhibit flexibility.
- You must be 18 years of age or older.
- You possess a reliable source of income.
- You possess health insurance, liability insurance, and home contents insurance.
- You possess Dutch nationality or a valid residence permit.
- You are prepared to register at the address where you will be residing (temporarily).
- It is preferable that you do not have pets.
- You are ready to move at once.
- When you register, you will require:
  - a legitimate identification
  - the health insurance card from your health insurance provider
  - a liability and contents insurance policy
  - evidence of your earnings for the past 3 months
  - bank statements from the past 3 months
  - passport photograph

Tip
If you cohabit with someone who receives benefits and/or you receive benefits, this may impact the total amount of benefits.

7. Kamers met aandacht

If you are aged between 18 and 23, desire to live independently but find living alone overwhelming, and receive assistance from a (youth) care organization, then Kamers met Aandacht could be the right option for you!

For additional details and requirements, please visit www.kamersmetaandacht.nl.

8. Housing After Divorce

Divorce Housing provides temporary accommodation for individuals following a divorce or the end of a relationship. Registration is available at www.divorcehousing.nl.

9. Social Services – De Binnenvest

Are you at risk of experiencing homelessness? If so, you can attend a consultation hour at De Binnenvest in your locality.

Local access to the Rhine region (Tom in de buurt)

Municipality of Alphen aan den Rijn, Kaag en Braassem, Nieuwkoop
088 9004567 Tauro: Europalaan 16, Alphen aan den Rijn Walk-in hours: Monday, Tuesday, Wednesday, and Friday from 2:00 PM to 4:00 PM

Kaag en Braassem Municipal Office, Westeinde 1, Roelofarendsveen
Drop-in: every Thursday during the odd weeks from 2:00 PM to 4:00 PM

Nieuwveen Municipal Building, Teylersplein 1, Nieuwveen
Drop-in: every Thursday during the even weeks from 2:00 PM to 4:00 PM