



Basic Rental Guide

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INTRODUCTION

Renting in the Netherlands can be tricky, but we've got you covered! Here are some basic tips to help you navigate the rental market:

1. UNDERSTAND RENTAL PRICES

Here's an overview of average rental prices (2024/25) in major cities:

Please take note of the following:

These prices serve as a guide based on recent market trends—but keep in mind that rental prices can vary depending on multiple factors!

- Prices fluctuate due to changing rental regulations and property tax laws.
- These are average prices, meaning you may find lower or higher prices depending on the style, space, and location you're looking for.
- Utilities are not included in these price ranges.

This is just an indication of what we've been seeing, but every home and situation is different! Feel free to reach out if you need expert guidance on finding the right home for you.

Amsterdam

1-bed: € 1900- 2200
2-bed: € 2350- 2450
3-bed: € 3350- 3550

Haarlem

1-bed: € 1700- 1850
2-bed: € 2050- 2250
3-bed: € 2450- 2650

Utrecht

1-bed: € 1800- 1950
2-bed: € 2150- 2350
3-bed: € 2500- 2700

Den Haag

1-bed: € 1400- 1600
2-bed: € 1800- 2000
3-bed: € 2100- 2400

Rotterdam

1-bed: € 1500- 1700
2-bed: € 1750- 1950
3-bed: € 2300- 2600

2. BUDGET FOR EXTRA COSTS

- **Utilities:** €150-250 per month (varies depending on various aspects, e.g. rental specifics and area)
- **Agency Fees:** Some agencies charge a commission
- **Deposit:** Usually 1-2 months' rent

3. BE PREPARED WITH DOCUMENTS

Landlords/agencies often require several documents. Here are some of the essentials:

- Proof of income (salary slips or employment contract)
- ID or residence permit
- Bank statements



4. AVOID SCAMS

- Be cautious of listings that seem too cheap.
- Never pay upfront fees without a contract.
- Work with trusted agencies like Expat House Hunters!

Need help finding the perfect home?
Contact us and start your free consultation!

info@expathousehunters.com | www.expathousehunters.com