

## Housing in Amsterdam

Here are some helpful websites and advice to consider during your search. Housing in Amsterdam is exceptionally difficult to find due to the high demand for apartments. Government programs regulate much of the Dutch housing market. Qualifying for these government housing not only entails being a Dutch resident or citizen but waiting years for placement. Fortunately, there are alternatives, but expect to do a substantial amount of work (or have good luck!) to find a new apartment.

### **There are opportunities to find housing through the university:**

1) If you are a new PhD or post-doc at the UvA you may be eligible for housing with Duwo Housing Corporation. There are special criteria that must be met to qualify. To apply, go to the [Duwo.nl](https://www.duwo.nl) and contact your group secretary to tell him/her that you are looking for housing.

Key points:

- These are small, fully furnished apartments; most of them are studios for 1 person.
- The apartments are only available for short term rental, up to a year.

2) There are two additional university contacts that will send housing advertisements:

1) [privateoffers@uva.nl](mailto:privateoffers@uva.nl)

Key points:

- Competitive, many people receive the advertisements
- Availability may be sporadic

In addition to contacting these email lists, send a message to your department secretary to express interest in finding a house. The houses listed in private offers are from private owners. Houses offered from housing-science are owned by a housing corporation with an agreement with the university whereby the university collects a small placement fee.

### **If you fail to find housing through the university there are external websites advertising houses:**

[expatriates.com](https://www.expatriates.com) (free listings)

[amsterdam.en.craigslist.org](https://www.amsterdam.en.craigslist.org) (free listings)

[kamernet.nl](https://www.kamernet.nl) (free and paid listings)

Key points:

- Be careful of scams that are listed on free websites, anyone asking for a bank transfer before you sign or see the contract should not be trusted.
- Kamernet is the biggest market of houses but many of the apartments are \*exceptionally expensive\* (see below).

\*As previous described, there is a shortage of housing in Amsterdam, this entices house owners to charge new residents unreasonable and **illegally** high rents. However, the government has the responsibility to ensure reasonably priced housing even in the private market. You should read about these rules set in place by the government to fully appreciate the situation. WSWonen.nl provides a guide to housing and will evaluate housing contracts on your behalf.

<http://www.wswonen.nl/Default.aspx?id=13362&mid=12099&midpath=%2C12099>

It is important to understand the circumstances around the private housing market in Amsterdam. If you try to negotiate with the house owner about the price, or threaten to lower your rent through the government housing committee, they will very likely NOT rent you the house. This means you will be responsible for paying your housing contract until a new contract can be negotiated by government lawyers and the house owner. This can take up to a year! So, please be careful of these rules and the system. If you do enter a contract with an exceptionally high rent, contact WSWonen.nl quickly to evaluate your circumstances. If your house is indeed too expensive the case will be moved to the housing commission, website listed below:

<http://www.huurcommissie.nl/>

### **Final recommendations**

Contact colleagues and administrators at the university to let them know you are searching for a house.

Respond quickly to advertisements, postings, and email. Many housing advertisements will be fulfilled within days of the initial listing. Act fast!

If you need to find housing in the private market be careful of scams and inform yourself about the Dutch housing regulations.

Make sure you understand the details of a housing contract before you sign.