

TERMS AND CONDITIONS OF THE TENANCY AGREEMENT

Documentation

We would like to receive the following details (please send it as a pdf-file):

- **a copy of your passport/ID card** (make a safe copy by crossing out your citizen service number (BSN))

Tip: download the KopieID-app.

If you are an employee with a **permanent contract**:

- a statement from your employer
- a copy of 3 recent pay slips
- if applicable: a copy of a maintenance payment statement

If you are an **independent entrepreneur**:

- a copy of the company balance sheet and the profit and loss statement, approved by a registered accountant from the last 2 years
- a copy of your registration in the Chamber of Commerce's trade register
- if applicable: a copy of a maintenance payment statement

If you are a **temporary employee**:

- a copy of 3 recent pay slips
- if applicable: a copy of a maintenance payment statement
- a copy of 1 pay slip

If you are **retired/a pensioner**:

- a copy of a recent AOW (Dutch old-aged pension) income slip
- a copy of a recent payment slip
- if applicable: a copy of a maintenance payment statement

Other terms and conditions

1. Vesteda will charge a once-only contract fee of € 113,74 (including VAT) at the start of the contract period.
2. The minimum letting period is one year.
3. Employees with a permanent contract have to pay a deposit of 1 month rent. If you are an independent entrepreneur a deposit for 3 months will be required. The requested deposit may differ as a result of the submitted documents.
4. Part of your registration is the execution of a credit check by Vesteda. During a credit check, matters such as any negative payment activity in recent years will be looked into. The results will be included in the evaluation of relevant financial risk factors.
5. Depending on the situation it may occur that Vesteda will request additional information or documentation to the documentation requested.

Income criterion

Your gross monthly income (without taking into account any temporary bonuses) must be equal to a minimum of 4.5 times the gross monthly rental. For double-income households, the total gross household monthly income (from regular employment contracts, exclusive of additional payments, bonuses, and holiday pay) must be equal to a minimum of 5 x the monthly rental.

After receiving the relevant applications, the Vesteda rental agent checks whether the applicants meet the income criterion.

Are you in salaried employment?

Your monthly salary is your gross salary excluding holiday pay, bonuses, or other variable allowances. Your continued employment must be guaranteed for at least six months, with an intention to continue thereafter. The gross salary must be based on fixed working hours that are set out in an employment contract.

Are you an independent contractor/self-employed?

Divide your net pre-tax annual profits by twelve to derive your gross monthly income. Self-employed persons will normally have to provide a security deposit of three months' rent.

Are you retired?

To calculate your gross monthly income, take your available monthly income and add 30%.

Do you have any extra sources of income?

If you have assets, then you may add 10% of the assets divided by twelve to your gross monthly income. If you receive partner maintenance, you can add this to your gross monthly income. (Child maintenance may not be added to your gross monthly income.)

Will you be renting with your partner?

If you can demonstrate long-term cohabitation with your partner, you can rent as a couple, which means you can combine both your incomes for the purposes of calculating your maximum rent. We do not rent housing to students, housing-sharers, or tenants sponsored by third parties.