



General rental conditions

To be eligible to rent in Cruquius 1.3H, the following income guidelines apply.

1 person: gross monthly income = 3.5 x the basic rent.

For example: for a basic monthly apartment rent of €1,200, the gross monthly income must be at least €4,200 (3.5 x €1,200 = €4,200).

- In most cases, the income guidelines will include 50% of a second income. These incomes are assessed by the rental team per individual situation.
- For retirees, the gross monthly income must be at least three times the basic rent. When it comes to retirees, 100% of a possible second income is included.
- Unless they can meet the income requirements, it is not possible for students to rent a home in Cruquius 2.1A or Cruquius 1.3H.
- Our homes are not deemed suitable for rental to home sharers who do not have a long-term partner relationship.

Self-employed person/temporary worker

- Other income guidelines and/or additional conditions apply to self-employed people and temporary workers. These are assessed per individual situation. Temporary workers must provide at least two annual statements of employment history. Self-employed persons must submit annual financial statements (balance sheet, profit and loss account) for the last two financial years.
- If you are an independent entrepreneur, a deposit of at least three months must be paid before delivery of the apartment.
- Self-employed entrepreneurs must submit a recent (not older than three months) extract from the trade register of the Chamber of Commerce and an accountant's report certified by a recognised accountant.

Supplementary information

- You may not be in a state of arrears with your current landlord or mortgage lender. You must be able to prove what your income is. With, for example, a recent salary slip and an employer's or accountant's statement, or your income tax assessment.
- If there is any doubt as to whether you meet the above-mentioned conditions, your individual situation will be evaluated and additional conditions may apply. In such a case you should take into account that you might, for example, be expected to pay a deposit of three months' rent.
- Unfortunately, not everyone will be eligible for a rental apartment. Based on the information that is provided, our rental team reserves the right to reject a prospective tenant without having to give a reason for doing so.

Falsification

If a prospective tenant(s) submits falsified documents to qualify for a rental property, the rental team is obliged to report that falsification to the police (Article 225 of Dutch Criminal Law).

Retirees

If you have retired, you must demonstrate your gross annual income and applicable allowances by means of annual income statements. We will take into account that retirees pay approximately 30% less tax. These incomes are assessed by the rental team per individual situation.

Own capital

If you can demonstrate that you have your own capital, you can add 10% of that capital to your gross annual income. To prove that you have this capital at your disposal you can submit, for example, a copy of a recently dated bank statement.

Documentation

Which documents do I need to submit/upload?

Identity

For every tenant and, if applicable, co-tenant, the following is required:

- A copy of proof of identity (with your face and Social Security Number obscured).
- An extract from the Personal Records Database. This describes your residential history and can be requested from your local municipality (it may not be older than three months).
- A statement from your current landlord/mortgage lender (not older than three months). This is only applicable if you are not resident. If you are resident, you will not need to submit this document.

In employment

- An employer's statement, completed by your employer (and not more than three months old).
- A certified copy of your employment history and salary details from the UWV (the Netherlands' Institute for Employee Benefit Schemes). Bear in mind that this document can only be requested through your DigiD (Netherlands digital identification system).

Independent entrepreneur

If you are an entrepreneur, you can show proof of your income with income statements from the tax office for the two most recent years. You can also use your provisional income tax assessment for the last year.

If you don't have an income statement, you will need to provide an accountant's statement with annual financial statement.

If you have your own company, in addition to the standard documentation, you will have to submit the following:

- Proof of income by means of an income statement from the tax office. You can request this yourself by logging in with your DigiD on "Mijn Belastingdienst".
- The balance sheet and profit and loss account for the most recent full financial year.
- An accountant's statement (or income statement from the tax office).
- An extract from the trade register of the Chamber of Commerce (not older than three months).

Retirees

- A copy of your annual pension statement and/or state pension.

Own capital

If you have own capital of more than €20,000 at your disposal and you would like to (partly) include this in your income assessment, you will have to prove ownership by providing a copy of a recently dated bank statement.

Final check by means of "Octo"

If you have been definitively assigned an apartment, you will be obliged to grant access to your personal government documents by logging in with your DigiD.