

GENERAL TERMS AND CONDITIONS

Our rules lined up

Registration and search request

Registration and/or submitting a search request is not binding with Vesting Vastgoed and has many benefits. No costs are being charged when there is a successful transaction. If you have submitted a search request all costs will be included in the one-time commission fee. We have the 'no cure – no pay' policy.

Your registration/search request is valid for 1 year and can be prolonged free of charge upon request. There is no limit attached to the amount of viewings. Vesting Vastgoed requests the following documents (all information will be treated in strictest confidence):

- Copy of ID, Visa or residence permit (if applicable)
- Proof of income (most recent salary slip, work contract or employer's declaration). Based on the provided information Vesting Vastgoed and the landlord can determine whether you are eligible to rent the accommodation. Generally you can spend a third of your income on the rent. Rental allowance is not included in this calculation.
- The abovementioned is also necessary from the guarantor which is necessary when you are a student. This can be a parent or legal guardian.

In order to qualify for an accommodation Vesting Vastgoed requests the above mentioned documents to be handed over together with the intent of rent form. This can be done by e-mail, regular mail or personally. When registering or submitting a search request you immediately agree with our general terms and conditions as mentioned in this document. When not agreeing with these conditions, for what ever reason, Vesting Vastgoed will not be able to process your registration/search request.

THE POSSIBILITIES

Option 1: Accommodation which is being offered on the website of Vesting Vastgoed

In this case the landlord is the Client and the potential tenant does not owe Vesting Vastgoed a any fee. Please note that in this case Vesting Vastgoed only works for the Client. After a successful rental transaction of an accommodation which has been offered on the website of Vesting Vastgoed nothing will be charged. However you can choose our service package. Your choice can be expressed on the reservation of intent form. The service package includes all the work carried out which does not belong to the regular tenant tasks before, during and after your rental period. Composing a complete and attractive file in order to introduce you to the landlord (requiring extra and missing documents), detailed contract meeting at our office, and application of (if applicable) utilities, benefits and/or permits are part of the service provided within our service package. The package is not only interesting at the beginning of your rental period. As a tenant you can always fall back on us for any rent related matter during (and after) your rental period. For example providing advise/recommendations and tip concerning your move, applying for annulment for the taxes, intermediating when there are issues with the rented premises and/or landlord, providing ad 'good tenant declaration', intermediating when you are no longer able to comply with the rental obligations, breach of contract and/or with return of deposit etc.

In case you do not wish to make use of our service package you need to make this clear on the reservation form. You herewith confirm that you do not need Vesting Vastgoed expertise. You then shall provide Vesting Vastgoed, on your own initiative, with all information and documents needed in order to be introduced to the landlord and warrant its correctness. You are responsible for composing your own file, Vesting Vastgoed will not request any missing or extra documents.

Vesting Vastgoed will screen these documents and will provided them to the landlord one-on-one. There will be a brief meeting for the signing of the contract and you are responsible for all that needs to be applied for. You also will have to contact the landlord, during and after the rental period, in case of any issues and / or for all rent related matters. Vesting Vastgoed shall not be a second-line source of information.

It is not possible to apply for the service package afterwards. In case you would like to make an appeal on our services without the service package, please be aware that you will be charged separately. Vastgoed has an hourly rate of € 135,00 excl. 21% VAT.

Option 2: Search request; Vesting Vastgoed searches for a suitable accommodation for you through third parties

In this case, you as the potential candidate, are the Client. A separate search request form has to be filled in where you instruct us to find a suitable accommodation for you based on your requirements. After a successful rental transaction (for an accommodation which has not been offered on the website of Vesting Vastgoed) we charge a one-time fee (commission/administration-registration costs) of max. 1 month rent excl. 21% VAT.

Rules and conditions

- Vesting Vastgoed takes her responsibility for customer confidentiality, data privacy and security seriously. Therefore all provided information is being treated in the strictest confidence. Click here for our comprehensive privacy policy.
- The potential candidate / Client gives Vesting Vastgoed permission to verify the provided information as well as performing a credit check. In case of a successful rental transaction the information will be passed on to the landlord. Vesting Vastgoed reserves the right to reject any request without any given reasons and without entering into any correspondence.
- No rights for allocation can be assigned by (digitally) signing and submitting the registration and/or search request form.
- To achieve a successful rental transaction the potential candidate / Client shall provide a copy of his / her ID and documents indicating the income in order to be introduced to the landlord.
- The potential candidate / Client shall sign a rental agreement in accordance to the model that is common for the particular landlord. Changes can always be requested. Vesting Vastgoed will definitely express your wishes to the landlord, but cannot guarantee any allotment.
- A rental agreement shall be drawn up between potential candidate / Client and landlord. Vesting Vastgoed is not a party herein and thus cannot be held responsible for any negligence or incorrect information from either party. All oral and written communications about the rental shall be made under the condition that consent will be given by the landlord. If it turns out afterwards that no permission has been obtained, then the rental agreement will not be effective and no notice can be derived from any communication on our part towards us or towards third parties, whoever, in the broadest sense of the word. Any liability on our part is excluded in this matter.
- When chosen for our service package you are bound to pay € 275,00 excl. 21% VAT (€ 332,75 incl. VAT). Your choice can be expressed on the reservation of intent form. The service package includes all the work carried out which does not belong to the regular tenant tasks, before, during and after the rental period such as, requesting missing or extra documents and/or information in order to complete your file, setting up an checklist or inspection report, applying for rental benefit and helping with conflicts with the tax authorities regarding the rental benefit, applying (if applicable) for utilities and permits, helping with the application of annulment of the taxes from the municipality, intermediating in conflicts with the landlord, reminding landlord of his obligations (f.e. performance of maintenance), intermediating when not being able to comply with your rental obligations, helping with the termination and breach of contract, and intermediating with return of the deposit. You are aware of these costs and therefore find it to be reasonable and accept it. After a successful rental transaction you will receive a declaration and overview of the work carried out up until that time.
- In case you have chosen for option 2 the costs will be a commission fee that is equal to max. 1 month rent excl. 21% VAT. The costs consist of a.o. registration fee of € 78,65 incl. VAT, periodically e-mail service of the new offers of € 17,50 incl. VAT and the following: making an inventory of your housing requirements / search profile, searching and selecting of suitable accommodations based on the given search request, organizing one or more viewings and providing general and extra information about the selected options, providing (general) information about the local housing market, evaluating viewings with you, composing a complete file about you and recommending you based on that as a candidate to potential landlords and putting effort to ensure that the selected accommodation will be granted to you, negotiating on your behalf with potential landlords about the contents of the rental agreement, achieving a rental agreement and making sure it is being signed by both parties, having (detailed contract)meeting(s), handing over the keys etc. You shall provide Vesting Vastgoed, on your own initiative, with all information and documents needed for the execution of the assignment and Client warrants its correctness. The information and documents include, but are not limited to: valid proof of identity, valid proof of residence in the Netherlands, recent salary slip, recent bank statements (which show payments) and / or employer statement.
- If you conclude and sign a rental agreement, you are obliged to pay the rent, deposit, if applicable commission fee / service package costs or if applicable contract costs + 21% VAT. See above what applies to you. By commencing date all the above mentioned should be completely complied with.

- When cancelling a verbal and / or written agreement for any reason, you are bound to pay one month's rent before the commencing date and if applicable the commission fee / annulment fee (€ 275,00) or if applicable contract costs (€ 200,00) + 21% VAT.
- After payment of the above mentioned amounts Vesting Vastgoed is free of all responsibility. From that moment on, you only have obligations towards the landlord / manager. When chosen for our service package you can always rely on our help. Vesting Vastgoed continues as a second-line source of information for the tenant / client during the term of the lease.
- Vesting Vastgoed cannot be held responsible (directly nor indirectly) for the accuracy of identification, (work)contracts, salary slips etc. As a potential candidate / Client you must guarantee Vesting Vastgoed that all submitted documents are correct.
- Any liability on our part is excluded in case the rented accommodation is not being properly occupied or used according to the state and / or municipality. No rights will be taken against us or against the landlord, in the broadest sense of the word.
- A registration and / or search request may be refused for reasons of its own.
- When renting corporate real estate / office premises the monthly rental value of two times will be charged. This amount should be increased by the statutory sales tax.
- The potential candidate / Client is aware that the above information is included in a person register as referred to in the Wet Persoons Registratie (W.P.R.)

Model set up by Vesting Vastgoed on 30 March 2020 .