

Looking for a rental home?

Let us help you find the right home!
Use our Personal Relocation Service



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Finding the right home can be quite a challenge

How do you know where you want to live, or which type of house and rental contract fits your needs? And how do you avoid paying too much rent or service costs?

In the current market, it is important to act fast and be well informed. As an expat, finding suitable housing can therefore seem almost impossible.

Are you moving to the Netherlands as an expat? Let 123Wonen help you find the perfect rental home! When you're still abroad, we can do an online intake and visit viewings on your behalf. This way, you will be able to move into your new home upon arrival in the Netherlands.

During viewings, we can take you with us through video call, and update you with recent photos and videos. We will make sure that the rental home fits your wishes.

Hiring 123Wonen as your relocation agent comes with many benefits. With our knowledge and experience, we can help you explore your options and make the right decisions. Due to our extensive network, we often have access to properties that are not even on the market yet.

With 33 offices across the country, there is always a local branch nearby. Contact us now, and learn more about our Relocation Services!

Team 123Wonen & Expat Rentals Holland



How does our Personal Relocation Service work?

We can help you find the perfect home

When you are moving to the Netherlands, finding the perfect home for you or your family is one of the key items to a successful stay. A regular rental agent acts on behalf of the landlord, but the relocation agents at 123Wonen are here to look after your interests as a tenant.

Are you an expat in the Netherlands, looking for a suitable place to stay? Finding a house in the Netherlands can be a challenge, but 123Wonen is here to help. With our relocation and housing services, we support you through every step of the renting process. We work from 33 local offices throughout the country.

We understand that navigating the housing market is not easy, especially as an expat. 123Wonen has an extensive network, comprising larger companies as well as individual homeowners. This allows us to give you all the support you need in the search for a new home.

Why use the Personal Relocation service by 123Wonen?

Every day we help many expats find their new rental home in the Netherlands. These tenants find us through our websites 123Wonen.nl or ExpatRentals-Holland.com. 123Wonen is the largest rental agency in the Netherlands, with 33 physical offices.

Of course, it is possible that we currently do not have the right home for you, but by using our extended network throughout the Netherlands we can help you find your new home.

Many landlords are searching for the right tenant; we can help you get into contact with them. We guide you through the Dutch renting rules, advise you about the rental price and help you with your Dutch rental contract!

Let us help you find the right home.

The Personal Relocation Service by relocators 123Wonen will help you enjoy your stay in the Netherlands even more!

The rental agents at 123Wonen know how to act fast

In the Netherlands, tenants are given a cooling off period of a month after signing the rental agreement. That is why rental homes are often listed only a month before the start date of the contract. Swift and decisive action is needed when you find a house that you love. Luckily, the agents at 123Wonen are able to act fast, and we can usually get you a viewing within a day. To handle with speed is crucial in the hiring process.

Our Relocation Service includes:

- ✓ Identifying your needs and wishes
- ✓ Searching for a rental home together with you
- ✓ Viewing homes for you when you are abroad
- ✓ Updating you with recent pictures of the homes
- ✓ Negotiating price and conditions
- ✓ Reviewing the contract and explaining it to you
- ✓ Being present at the initial inspection of the property
- ✓ Arranging energy, internet and television connections
- ✓ If necessary, we can provide furniture

During and after the rental period, our agents are here for you. A personal contact at 123Wonen will help you with all things involved in the rental process, and they will also make sure you get your deposit back in the end.

Even though our screening process reduces the chances of conflicts to a minimum, we have our own legal department to help you in case things go wrong. We guarantee a safe and carefree rental period!





Information about renting in the Netherlands

Landing yourself a job abroad at a big company can be the opportunity of a lifetime. Finding a suitable rental home makes the experience even better. However, moving to a foreign country can also raise a lot of questions. How do you know a rental contract is fair and legitimate? When will you get your deposit back? What happens when something is damaged or broken? As a relocater in the Netherlands, we are here to answer all of your questions

Signing a rental agreement

Even if you do not speak the Dutch language, it is important to always know what you are signing. Make sure that someone who understands the Dutch rental law checks the contract and explains it to you.

If you decide to use our Personal Relocation Service, 123Wonen will always make sure you know what you're signing.

Long- or short-term renting

In the Netherlands it is possible to rent a house for a long but also for a short period of time. Not everybody likes to rent their house for a long period of time. For example, if your landlord is staying abroad for a few months themselves, they might rent out their house for a shorter period of time.

Annual rent increase

Every year, the government sets a percentage by which landlords or property managers can increase the rent. Often, this happens on the first of July. Your landlord is obligated to observe and comply with the rules and regulations involved in this process.

Deposit

You often have to pay a deposit before getting the key to the house. This deposit is paid directly to the realtor or landlord, who keeps the money during the rental period.

It is important to make sure that the deposit is mentioned in the rental contract and that the landlord has received it. At the end of the rental period, a final inspection will determine whether the house is still in good condition, which in turn determines whether you get the deposit back. The final inspection is therefore very important.

Maintenance

Minor maintenance in and around the house is the responsibility of the tenant. Landlords are responsible for larger repair jobs, such as painting the outside or structural maintenance. When there are any problems in the house, immediately inform the landlord to prevent the issue from getting worse

Insurance

Most rental agreements oblige you to get a liability insurance. Take care of this on time to avoid any conflicts or disputes.

Step-by-step: Personal Relocation Service

What to expect after the perfect match

Step 1. The introductory meeting

We make a non-obligational appointment for a personal intake. This can be done at your local 123Wonen office, or through video calls on Skype, WhatsApp or Facetime in case you are still abroad.

Step 2. What we need from you

At the personal intake, we ask you to bring a valid ID as well as documents stating your income details. By collecting these early on, we can act fast as soon as we find a potential home. This is especially important for houses that are in high demand.

Step 3. The intake

During the personal intake, we will map out your wants and needs. Once we get a clear idea of what you are looking for, we can start looking for a fitting rental home.

Step 4. The search

123Wonen will help you find a house that meets your wishes and requirements. We encourage you to actively look for houses yourself as well, since you know best what property matches your demands. As soon as we find the right home, we will arrange a viewing.

Step 5. Viewing a house

We have a good relationship with other agencies and property owners, which means customers of 123Wonen often get priority in viewing a home.

If you are in the Netherlands already, we can do the viewing together. If you are still abroad, we will do the viewing for you. During our visit, you are more than welcome to accompany us through Skype, Facetime or any other video connection.

Step 6. Found a home you love?

Once you find a rental home that you love, it is important to take action immediately. 123Wonen has already collected the necessary documents and information during the intake, which means we can act fast. This increases your chances of beating the competition and securing your dream home!

Here's what we will do for you

- ✓ Advise you about the rental price
- ✓ Negotiate the rental price, furniture, etc.
- ✓ Explain the Dutch rental agreement to you
- ✓ Negotiate about administration costs of other agencies
- ✓ Draw up a diplomatic clause in the rental agreement
- ✓ Assist you during the signing of your rental agreement
- ✓ Arrange the key transfer and check-in
- ✓ Pre-inspect the home at the start of the rental period
- ✓ Record the gas and electricity meter readings
- ✓ Optionally, we can help you obtain your Citizen Service Number
- ✓ Optionally, we can help you open a Dutch bank account
- ✓ Optionally, we can help you arrange all the necessary utilities
- ✓ Optionally, we can help you arrange furniture for your home
- ✓ You always get a designated contact person at 123Wonen to help you!

123Wonen is there for you during the entire rental period. If any problems occur, we are more than welcome to provide advice or assistance.

Step 7. Our fees

For our Personal Relocation Services, we usually charge a month's rent. A down payment is done after step 3 of the relocation process, and the rest will be settled once your dream home is found. Contact us via our website for more information on prices.

When you rent a house listed by your local 123Wonen branch

At 123Wonen, we offer a large number of rental homes for which we try to find a tenant on behalf of the landlords. If you decide to rent one of these offers, you are not obliged to pay the total agency fee. We only charge a deposit for the work we have done up until that moment.

123Wonen is the largest rental agency in the Netherlands.





Frequently asked questions

When do I receive my key?

Your rental contract contains the date of your key transfer. This date is often set in consultation with the homeowner and tenant, or with the rental agent

What should I pay attention to during the pre-inspection?

Renting a new home is not something you do every day, but for the rental agents at 123Wonen, it is! Before the key transfer, we do a pre-inspection of your rental home. During this inspection, we fill out an elaborate report and we take pictures of the current state of the house. This inspection sets the expectation of the condition in which the home should be returned, which helps avoid a dispute at the end of the rental period. At 123Wonen, we know exactly what to look out for and pay attention to, so you don't even have to be present during the inspection.

When do I pay my rent?

The rental contract will stipulate a date when the rent is due. This will often be the first day of the month, but it can differ per contract. Your local 123Wonen agent can tell you when the payment is due. In order to make sure that the rent is always paid on time, it is wise to pay by direct debit. This way, you avoid the risk of late payments.

How do I terminate the rental agreement?

If you would like to terminate the agreement, you have to give a formal notice to the landlord. At 123Wonen, we can help you draw up the lease termination letter. The due date for this notice depends on the rental agreement.

Who is responsible for cleaning the house?

As a tenant, you are expected to keep the house in a good and clean condition. Experience has shown that it is wise to include this in a clause in the rental agreement. Most contracts will state that cleaning of the property is the responsibility of the tenant, but some landlords might ask you to make use of a provided cleaning service. If there are charges for this service, this will be stated in the rental agreement.



What our customers say about us



George-Daniel Nitoi

★★★★★ 10/10

I came with my wife to work in the Netherlands. Finding an apartment was extremely difficult, with no results, until we arrived in the Netherlands. But as soon as I got in touch with 123Wonen it took approx. 2 weeks to find a home.



Daniele and Sabina

★★★★★ 10/10

Professional, responsive, kind and helpful! An excellent experience.



Amit Upadhyay

★★★★★ 10/10

Very pleasant experience: Helped me find a house in Heerlen in just 2 days and the contract signing and moving in was arranged within a week. The people working here are very polite and speak in English as well to assist you at every process.



Cristian

★★★★★ 9/10

Great service. Despite our odd requirements and extreme time pressure, 123Wonen Groningen Team managed everything brilliantly. Were always attentive, understanding and quick in problem solving; and went the extra mile to assist us.



Grant

★★★★★ 10/10

From the very beginning, 123Wonen/expatrentals was able to help me find the most suitable place to stay based on my needs. The process from initial contact to getting the keys was quick and simple, I would highly recommend anyone to use them!



Anonymously

★★★★★ 9/10

The team helped me secure a very cosy studio apartment in a very popular district in Amsterdam in a very short timeframe between Christmas and new years. Fast in communication and execution of the lease agreement. They are friendly and professional and would recommend them for expats looking for a place to stay.

Francesca

★★★★★ 10/10

First approach by email with questionnaire about my situation then I went to see the appartement and after only 2 days I received the positive feedback and from that moment on the renting part started.



Bruno Rodrigues

★★★★★ 10/10

Very professional, friendly and extremely helpful all the way through. Definitely happy with the whole experience.



Anonymously

★★★★★ 10/10

It was a pleasant experience from the first impression I had from the phone conversation. Agent was flexible with scheduling, and punctual with timing. All communications were professional and friendly. Also, Agent was helpful with Dutch to English translations wherever necessary.



Maritime Poland

★★★★★ 10/10

We rent 3 houses from Zeeland 123Wonen. Every contact and going through the details go smoothly. I appreciate help with finding solutions.



Steve Woodward

★★★★★ 10/10

My experience with ExpatRentalsHolland.com was amazing. They helped choosing the house and settling in. They weren't only helpful in finding what I looked for but also great in ensuring our happiness and well being after moving here. Overall a magnificent experience.



Ewelina Mordecka

★★★★★ 10/10

I m very satisfied. they are quickly and effective





Benefits of the 123Wonen Relocation Service

- ✓ We have knowledge of the local market
- ✓ We can offer advice on different neighborhoods and types of houses
- ✓ Our network gives us early access to listings that are not posted yet
- ✓ Visit homes that fit your demands and needs, carefully selected by us
- ✓ Possibility to view remotely
- ✓ We only look after your interests
- ✓ We negotiate the best deal for you
- ✓ No extra costs, all is included in the one-off agency fee
- ✓ Here for you during the full rental period, until you get your deposit back

Your goal is to live in your dream home...

Our goal is to find it for you!



www.ExpatRentalsHolland.com/relocation



www.123Wonen.nl/relocation

Where to find your local 123Wonen office

Alkmaar@123Wonen.nl
Amersfoort@123Wonen.nl
Amstelveen@123Wonen.nl
Amsterdam@123Wonen.nl
Apeldoorn@123Wonen.nl
Arnhem@123Wonen.nl
Breda@123Wonen.nl
DenBosch@123Wonen.nl
DenHaag@123Wonen.nl
Deventer@123Wonen.nl
Dordrecht@123Wonen.nl
Drenthe@123Wonen.nl
Eindhoven@123Wonen.nl
Flevoland@123Wonen.nl
Friesland@123Wonen.nl
Gouda-Woerden@123Wonen.nl
Groningen@123Wonen.nl
Haarlem@123Wonen.nl
HetGooi@123Wonen.nl
Leiden@123Wonen.nl
ZuidLimburg@123Wonen.nl
LimburgN-M@123Wonen.nl
Maastricht@123Wonen.nl
Nijmegen@123Wonen.nl
Roosendaal@123Wonen.nl
Rotterdam@123Wonen.nl
Tilburg@123Wonen.nl
Twente@123Wonen.nl
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T 0165-235400
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T 0164-760999
T 075-2040700
T 0113-296909
T 038-7600096

Korte Vondelstraat 3, 1813 AC Alkmaar
Westerdorpsstraat 58, 3871 AZ Hoevelaken
Bouwerij 4C, 1185 XX Amstelveen
Nieuwe Herengracht 61, 1011 RP Amsterdam
Hoofdstraat 206B, 7311 BG Apeldoorn
Velperweg 86, 6824 HL Arnhem
Verlengde Poolseweg 16, 4818 CL Breda
Romperpassage 37a, 5233 AP 's Hertogenbosch
Laan van 's-Gravenmade 74, 2495 AJ Den Haag
Maagdenburgstraat 38, 7421 ZE Deventer
Bandijk 19, 4251 NT Werkendam
Laan van de Marel 625, 7823 BS Emmen
Croy 7, 5653 LC Eindhoven
Kimwierde 273, 1353 EG Almere (Haven)
Tijnjedyk 89, 8936 AC Leeuwarden
Defensie-eiland 28, 3441 VC Woerden
Westersingel 3, 9718 CA Groningen
Wagenweg 5, 2012 NA Haarlem
Olympia 2, 1213 NT Hilversum
Schipholweg 103, 2316 XC Leiden
Rijksweg Zuid 22a, 6131 AP Sittard
Diepstraat 3, 6101 AT Echt
Grote Looierstraat 28a, 6211 JJ Maastricht
Groesbeekseweg 27, 6524 CL Nijmegen
Laan van Brabant 22, 4701 BK Roosendaal
Abraham Tuschinskistraat 96-98, 3015 GK Rotterdam
Jan Frederik Vlekkeweg 10-06, 5026 RJ Tilburg
Twentepoort Oost 34, 7609 RG Almelo
Ramstraat 31, 3581 HD Utrecht
Zuidzijde Haven 39a, 4611 HC Bergen op Zoom
Provincialeweg 302, 1506 MJ Zaandam
Boulevard Bankert 186a, 4382 AC Vlissingen
Grote Kerkplein 14, 8011 PK Zwolle