

## HOW TO FIND A ROOM IN AMSTERDAM: PRIVATE MARKET

Finding a room in Amsterdam is difficult, even for Dutch residents. There is a shortage of housing in general, and especially for students it is challenging to find an affordable room. The following tips can assist you when looking for a room in Amsterdam on the private market. Unless specified below, all websites have an English version.

### \*Disclaimer

The AUAS is not responsible for the content of any of the below mentioned websites and shall not be liable for any errors or illegitimacy on these websites. Check [this website](#) on how to avoid scams.



### Rooms

On the following websites you can find different types of accommodation. Some websites might display unreliable offers, so please be aware of scams. **Do not accept room offers that seem too good to be true!**

- [Kamernet](#) - offers a large number of rooms. You need to have a personal profile to respond to room adverts. They charge a fee for membership (Premium Membership 1 month: €19,95).
- [KamerAmsterdam](#) - offers rooms. However, it may cost money to apply for rooms.
- [Kamer](#) - connects students with rooms, studios and apartments. Users can create a profile listing their specifications to receive email alerts on relevant properties. To reply to room adverts, users need a subscription (€24,95 a month).
- [Pararius](#) - offers a large number of rooms. Searching the site and responding to ads is free.
- [Facebook](#) has several groups for finding a room (some in Dutch only). Please be aware of scammers in these groups! For example:
  - [Kamers Gezocht/Aangeboden](#)
  - [Amsterdam Apartments](#) - for shared apartments with more than 1 other student
  - [Amsterdam Apartments 4 Rent](#)



### Other Platforms / Housing providers

- [Casa](#) - offers furnished rooms from October to June every year. Their current waiting time is about 2 years.
- [Student Experience](#) - UvA offers the locations Minervahaven and NDSM through their housing service, but you can also directly register for free with StudentExperience for their other locations with fully furnished studios. They use a lottery system to assign the studios.
- [ASVA](#) (Amsterdam Student Union) – has an action plan for rooms with some helpful tips.
- [OurDomain](#) - offers furnished studios or 2-person apartments. Sign up to get notified when apartments become available.
- [Socius](#) - is a housing agency for mostly young people. Some locations are exclusively for students.
- [The Social Hub](#) – hotel which offers fully furnished rooms with private bathroom and shared kitchen. There are 2 locations in Amsterdam: one in the West area and one near the AUAS Amstelcampus.
- [Hotel Jansen](#) - is a hotel aimed at short-stay accommodation for students and young professionals from all over the world. Fully furnished rooms with shared kitchen. 2 Locations in Amsterdam.
- [HousingAnywhere](#) - international housing platform for students and trainees. Rooms, studios and apartments offered by verified private landlords and by outgoing students. [Sign up here](#) to receive an AUAS profile and priority access to the listings. More information contact [vip@housinganywhere.com](mailto:vip@housinganywhere.com).
- [Hospi Housing](#) - free platform where international students can find a Dutch home at local hosts & guest families. It provides you with a soft landing and a perfect way to experience the Dutch culture and language.
- [HelloHousemate](#) – you can create a free profile to search and respond to rental housing listings. You can also sign up for “Housemate Connect”, a platform where you can find other people looking for housing and start looking for housing together.
- [Roomplaza](#) – offers flatshares for students who would like to live together. One time registration fee of €35,00. They offer also a find-flatmate-tool to find students to share with.
- [Plazarentservices](#) – first come, first served. Refund of application fee (€ 25) when you find a room through them.
- [Erasmusu.com](#) offers also a platform to [find roommates](#)



### Other links (both commercial agencies and listing sites)

- [Funda](#) - with listings of all real estate agents
- [Xpat Rentals](#)
- [Huurwoningen](#) - Dutch only
- [Amsterdam Housing](#)
- [HiCondo](#)
- [RentSlam](#) – monthly subscription packages between €16,65 - €29,95 a month
- [Nestpick](#)
- [Uniplaces](#)
- [Urban Short Stay](#)
- [Holland2stay](#) – sign up for rooms, both first come first served & lottery. Most apartments require a minimum income to apply.
- [Roofz](#)



### Temporary accommodation (Hotels and Hostels)

In some situations you might want to look for temporary accommodation. For example, if you find a room with a starting date later than your AUAS programme start date or if you need to cover time between two rental contracts. Finding temporary accommodation for a short period should not be too difficult. However, please note that during certain times of the year, all (affordable) rooms may be fully booked. We therefore strongly suggest to also look for temporary accommodation outside of Amsterdam because it will be easier and more affordable.

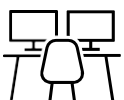


### Platforms to book temporary accommodation

- [Hostelworld](#)
- [Wimdu](#) / [Air BnB](#) - online platforms with a wide range of private accommodation to rent temporarily in Amsterdam. Private parties offer rooms or whole apartments for short term rent. Please note: no registration at the municipality possible!
- [Stayokay](#) - 3 locations in Amsterdam
- [Generator Hostel](#) - near the Amstelcampus
- [Xplore hostel](#)
- [Hotel Meininger](#) – 2 locations in Amsterdam, 1 near the Amstelcampus
- [Hans Brinker Hostel](#)
- [Wow Amsterdam](#) - Amsterdam-West
- [Train Lodge](#) - Amsterdam-West, near train station Sloterdijk
- [Clink](#) - Amsterdam Noord (5 minutes by free ferry from central station)
- [Hostel Sarphati](#) – Amsterdam Zuid
- [Hostel Annemarie](#) – Amsterdam Center
- [Hostel Uptown](#)
- [Youth Hostel Leidseplein](#)

**Hostels near the Faculty of Business & Economics ([Business Campus](#)) and the [Faculty of Health](#):**

- [Easy Hotel Arena Boulevard](#)
- [A&O Hostels](#)
- [Via Hostel](#)
- [Hostelle](#) (women only)



### In need of furniture for your unfurnished room or apartment?

- [Student Furniture Holland](#) - here you can rent furniture for the duration of your contract.



### Extend your network

Ultimately, the majority of the students find a room via their network. So let everyone, literally everyone you know and meet in the Netherlands know you are looking for a place to stay. Your classmates, Facebook groups, Instagram and LinkedIn connections, friends of a friend, etc. Join introduction activities and meet ups at the start of the study year. Even the old school way of hanging up notifications on message boards throughout the campus, other student buildings or in the supermarket, is still a common way to search for a room. Vice versa, you'll also find room offerings on these message boards as well.



### Things to keep in mind:

- Generally, it is easiest as a student to find a single room with shared facilities in a house share, or a private studio at one of the commercial student housing providers;
- Check whether the rent is inclusive (*inclusief*) of gas, water, electricity, so called service costs, etc. and factor this into the total amount;
- Also consider a room in nearby towns, such as Duivendrecht, Diemen, Weesp, Zaandam, Almere, Purmerend, Haarlem or Hoofddorp but check the [travel costs](#) as well to avoid financial surprises.
- Consider a temporary contract or legal sublease (1-6 months) as a start;
- **Registration:** do not forget to register with the local municipality/change your address once you've found your new home. Registration is mandatory.
- Manage your expectations: do not look for the perfect room type, price and location!



### Tips, tricks & red flags to avoid scams

- If something looks too good to be true, it probably is.
- Do not transfer money before a viewing (especially via Western Union or PayPal). Always check the apartment and make sure the keys work, before handing over large amounts of money. If you can't do this yourself, again, see if you can ask someone else to help.
- Research advertised photos via google reverse image search.
- Google the landlord and address. Always good to read some reviews. And look for a KvK-number (check their registration with the Dutch Chamber of Commerce)
- Always ask for a contract. That gives you more security.
- Be wary of illegal fees. Examples of illegal fees are: agency fees, disproportionately high administration fees or contract fees. A deposit of one or two months' rent is usually required. This is refunded if you leave the property in good condition.
- Be aware of illegal subletting, as this may affect your rights as a tenant.
- If in doubt, check your rights. The support agency [!Woon](#) is specialized in providing legal advice.
- The Dutch Student Union (LSVb) has a [Housing Hotline](#). Here you can ask questions regarding housing and voice your complaints.
- The website CollegeLife offers [The Complete Guide to Student Housing](#).