



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 UvA 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.
- [Pararius](#) - offers a large number of rooms. Searching the site and responding to ads is free.
- [Rooming](#) – offers rooms. You can browse the website for free but if you want to respond to a property you need to purchase “reaction credit”, the cost of this differs per plan.
- [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](#)
 - [Kamer gezocht in Amsterdam](#) - from ASVA, the Amsterdam Student Union))
 - [Amsterdam Apartments](#) - for shared apartments with more than 1 other student)
 - [Amsterdam Apartments 4 Rent](#)
- [Kamerverhuur](#) - in Dutch only
- [Casa](#) - offers rooms from October to June every year.



Other Platforms

- [Student Experience](#) - create a free account and sign up for fully furnished studios that become available, they use a lottery system to assign the studios.
- [ASVA](#) (Amsterdam Student Union) - can help you find a room and mediate between you and your landlord.
- [OurDomain](#) - offers furnished studios or 2-person apartments. You can 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 Student Hotel](#) - offers fully furnished rooms with private bathroom and shared kitchen.
- [Hotel Jansen](#) - is an all-inclusive hotel aimed at short-stay accommodation for students and young professionals from all over the world. Fully furnished rooms with shared kitchen.
- [HousingAnywhere](#) - is the international housing platform for students and trainees. Rooms, studios and apartments are offered by verified private landlords and by outgoing students. [Sign up here](#) to receive an UvA profile and priority access to the listings. For more information contact vip@housinganywhere.com
- [Holland Homestay](#) and [Hospit Housing](#) are free platforms where international students can find a Dutch home at local hosts & guest families. It provides you with a soft landing and it is the perfect way to experience the Dutch culture and language.



Other links (both commercial agencies and listing sites)

- [Funda](#) - with listings of all real estate agents
- [Xpat Rentals](#)
- [Perfect Housing](#)
- [Huurwoningen](#) - Dutch only
- [Amsterdam Housing](#)
- [Clawg](#) - subscription only
- [HiCondo](#)
- [RentSlam](#)
- [Nestpick](#)
- [Uniplaces](#)
- [HappyBrokers](#) - fee: one month rent and EUR 19,95
- [HelloHousemate](#) - sharing an apartment with a local
- [Urban Short Stay](#) - mostly for PhD candidates or a high deposit
- [Holland2stay](#) - locations in Amsterdam and Diemen



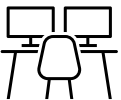
Temporary accommodation (Hotels and Hostels)

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 UvA program starting 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](#)
- [Hostelbookers](#)
- [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 rent, short term. Please note: no registration at the municipality possible! [Stayokay \(3 locations in Amsterdam\)](#)
- [Generator Hostel](#)
- [Bob's Youth Hostel](#)
- [Hotel Meiniger](#)



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

In the end, the majority of the students find a room via their network. So let everyone, literally everyone you know 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. 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 etc. and factor this into the cost;
- Also consider a room in nearby towns, such as Diemen, Zaandam, Almere, Purmerend, Haarlem, or Hoofddorp;
- 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;
- 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. Association [!Woon](#) is specialized in providing legal advice.