General

When can I view the homes?

We can imagine that you're curious about the homes. Construction is currently still in full swing. For this reason, it is not possible to view the houses yet due to safety regulations.
As the completion date approaches, viewing appointments will be organized for future tenants.

When will the homes be ready?

The homepage of this website displays a schedule indicating the approximate completion dates for the homes. The expected delivery is scheduled for the first quarter of 2027.

However, the delivery date may be delayed due to circumstances, such as delays in the delivery of building materials or the municipality's installation of electrical connections. An earlier delivery is, of course, also possible. We will keep a close eye on this for you, and if you decide to rent a home with us, we will keep you informed in advance about the key handover. So please take this into account when planning to end your lease or sell your current home.

How are the walls, floors, and ceilings finished?

The walls in the living room, hallway, and bedrooms are finished with fiberglass wallpaper and painted white (RAL 9010). The ceiling is finished with spray work. The floor is finished with a PVC floor. Skirting boards will also be fitted on the ground floor and first floor. The walls in the attic are delivered ready for wallpapering, and the floor is a cement screed. The walls in the toilet and bathroom are finished with tiling and partially spray work.

How is the bathroom designed and finished?

The layout of the bathroom is shown on the floor plans. The bathroom is equipped with a walk-in shower with a glass shower screen. Additionally, there is an electric towel radiator and a washbasin with a mirror. The sanitary fittings are from Villeroy and Boch O-novo in a white finish. The taps are by Plieger. The walls are finished with white tiles (30x45 cm). The floors are finished with grey tiles (45x45 cm).

How is the toilet designed and finished?

The layout of the toilet is shown on the floor plans. The toilet includes a corner sink, toilet paper holder, and towel hook. The sanitary fixtures are from Villeroy and Boch

O-novo in a white finish. The faucets are by Plieger. The walls are finished with white tiling (30x45 cm up to a height of 1500 mm) and partially spray work. The floors are finished with grey tiles (45x45 cm).

Is painting the walls allowed?

The walls are delivered with fiberglass wallpaper in white. You don't need to do anything further to the walls. However, if you wish to paint them, that is allowed. Just keep in mind that if you ever decide to move, the walls must be returned to their original color.

What type of kitchen does the home have?

Each home is equipped with a modern kitchen. The layout is shown on the floor plans. The cabinets are glossy white, and the countertop is black composite. The built-in appliances are from ATAG and include an induction cooktop, extractor hood, dishwasher, oven with integrated microwave, and a fridge with freezer compartment.

Can I change the layout of the home?

No, it is not possible to alter the layout of the home.

How are the homes heated?

The property will be fitted with a central heating system comprising an individual air-to-water heat pump, which heats the property and provides hot water. This heat pump system consists of an indoor and an outdoor unit. The outdoor unit of the heat pump will be positioned against the wooden shed. A casing may be fitted if the outdoor unit is placed against the shed.

The property will be heated by underfloor heating. Underfloor heating is also provided in the bathroom and, as a backup, an electric towel radiator will be installed.

Underfloor cooling is also available. Underfloor cooling works in exactly the opposite way; during a hot spell ('cooling mode'), the heat pump circulates cold water at a minimum temperature of 18°C through the same pipe system so that the floor structure does not heat up or even cools slightly. Please note: underfloor cooling is not an air conditioning system.

How are the homes ventilated?

The homes are ventilated through a heat recovery ventilation (HRV) system.

Do the homes have PV panels?

The homes are equipped with a solar panel system consisting of 3 PV panels on the roof.

How is parking arranged?
The homes do not have their own assigned parking space. Parking is on a public basis.

Is there a storage unit?
Each home has a storage unit in the garden.

Rent and Additional Costs

What are the benefits of renting?
Renting is worry-free and luxurious. You know exactly what your financial situation is because you have fixed monthly costs and no expenses for major maintenance. Additionally, you enjoy a modern, sustainable home with a luxurious bathroom, a complete kitchen with high-quality appliances, and low energy costs, all without having to make any investments yourself. If something breaks and repairs are needed, we are here to assist you!

What is included in the rent?
On the website, you see the "basic" rent.
The rent includes:
- Wall and floor finishes

Additional costs charged by Stienstra are:

- Administration fee, which is a one-time charge of €125 excluding VAT.
- Security deposit, which is at least one month's rent. In special cases, a higher security deposit may be required.

Please also consider the following costs that you will need to pay yourself:

- Electricity usage
- Water usage and water board taxes
- Internet/phone/TV connection
- Municipal taxes (waste collection fees)

The first rent payment is made manually. For subsequent rent payments, we will use your direct debit authorization.

Why is a security deposit required?

When signing the lease agreement, we require a security deposit. The deposit amounts to at least one month's rent. In special cases, a higher deposit may be requested.

After you have given notice to terminate your lease, we will schedule an appointment with you for a pre-inspection and final inspection. At this appointment, we will agree on the condition in which the apartment should be returned.

The security deposit will be refunded to you when you return the home to Stienstra in accordance with the agreement and without any rent arrears. The deposit protects the landlord against potential shortages or damages upon leaving the property.

Are administration fees charged?

Each new tenant pays a one-time administration fee of €125 for the signing of the lease agreement.

Screening and Income

What are the income requirements for renting a home?

To qualify for these homes, you need a gross (combined) monthly income of 4 times the (basic) monthly rent of the home, with any second income counted at 50%. This is at the discretion of Stienstra and depends on the type of home and the rental price.

Any financial obligations (such as alimony, personal loans, etc.) are deducted from the income. Additional income from overtime may also be considered if it is a regular part of your annual income.

These properties fall within the mid-range rental segment. To be eligible for a mid-range rental property, the (combined) annual income must not exceed €70,149 for single-person households and €93,531 for multi-person households (price level 2026). This is subject to Stienstra’s assessment and depends on the type of property and the rent.

If you are employed

When applying, an original employer's statement is required. This statement must be recent, stamped with the company seal, and signed by the employer. Along with the employer's statement, we also ask for three recent payslips (if paid weekly, the last ten payslips). If you do not have an employer (such as retirees), we request a recent income statement.

If you are self-employed
Self-employed individuals must provide a complete balance sheet (comprehensive profit and loss statement) prepared by an accountant or accounting firm for the past two years. A bank guarantee or additional deposit is also required.

If your monthly income is insufficient and you wish to have your assets included in the assessment, we ask that you submit documentation of this.

If you are retired
If you do not have an employer because you are retired, we ask for a recent income statement. Different income requirements apply to retirees; each case is assessed individually.

In the application process, we also consider personal assets, provided these exceed €75,000.

Contract

How can I register?
You can register via the website.

What is the minimum rental period?
Anyone who rents a home from Stienstra signs a lease for a minimum of 3 years. And there's a reason for that. A 3-year period provides stability within a complex. It ensures serious tenants who want to live comfortably and maintain pleasant, long-term relationships with other residents, without constantly being confronted with moves, such as employees temporarily relocated (for 1 year) by companies. That's why a 3-year rental period is required. After these three years, a one-month notice period applies. You can cancel the lease on the 1st or the 15th of the following month.

Who is allowed to live in the property?
The signatories of the lease must reside in the property. After moving into Horsterhoeve all residents (including the signatories of the lease) must register at the rented address with the Municipal Personal Records Database (GBA).

Can I rent with a guarantor?
No, unfortunately, it is not possible to rent with a guarantor. You and your potential partner must meet our income requirements on your own.

I am a student, can I rent?

It is only possible to rent if you have sufficient income. We consider a maximum of two incomes (partners) as a combined income. No more than two tenants may be registered at the same address. We do not consider student grants as income, and we do not accept guarantors.

Can I share a home?

It is not allowed to share a home with someone with whom you do not have a demonstrable permanent household.

Reservation Agreement

Since we do not yet know the exact delivery date for the homes, you will receive a reservation agreement after your registration is approved. A reservation agreement guarantees you the rental of a home of your choice. By signing it, you commit to signing the lease when the homes are ready for delivery. To secure this, you will need to pay one month's rent, which will be converted into a deposit upon delivery.

How does the allocation process work?

The allocation is based on income and housing preferences. If there are multiple approved candidates for the same homes, a random draw will take place.

Contact

How can I contact the leasing team?

The rental team at Stienstra can be reached by phone at 045-5638300 or by email at: kcc@stienstra.nl.