

General

When can I view the apartments?

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

When will the apartments be delivered?

On the homepage of this website, there is a schedule indicating when (approximately) the apartments will be delivered. The expected delivery is now scheduled at the fourth quarter of 2025.

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 apartment 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 (RAL 9010 white). The ceiling is finished with spray work. The floor will be finished with a PVC floor. Click [here](#) for the color. 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 featuring a glass shower screen and shower door. Additionally, there is an electric towel radiator and a washbasin with a mirror. The sanitary ware is from the Villeroy & Boch Architecture line and will be installed in a white finish. The taps are by Grohe. The walls are finished with tiling (white, 30x45 cm up to a height of 1500 mm and up to the ceiling in the shower area) and partially with spray plaster. The floors are finished with tiling (grey, 45x45 cm).

How is the toilet designed and finished?

The layout of the toilet is shown on the floor plans. The toilet is equipped with a corner washbasin, a toilet roll holder, and a towel hook. The sanitary ware is from the Villeroy & Boch Architecture line and will be installed in a white finish. The taps are by Grohe. The walls are finished with tiling (white, 30x45 cm up to a height of 1500 mm) and partially with spray plaster. The floors are finished with tiling (grey, 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 apartment have?

Each apartment is equipped with a modern kitchen. The exact layout is **not** shown on the floor plan but can be found in the downloads. The cabinets are glossy white, and the countertop is black/anthracite composite. The built-in appliances are from the brand ATAG and include an induction cooktop, extractor hood, dishwasher, oven with integrated microwave, and a refrigerator with freezer compartment.

Can I change the layout of the apartment?

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

How are the apartments heated?

The apartments are heated via a collective geothermal heat and cold storage (WKO) system. The distribution unit is connected to the individual delivery set installed by Vaanster. The apartments are heated using underfloor heating. Additionally, an electric radiator is installed in the bathroom for extra support.

How are the apartments ventilated?

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

Do the apartments have PV panels?

The apartments do not have solar panels.

How is parking arranged?

The apartments each have one designated parking space.

Is there a bicycle storage facility?

Each building has a bicycle storage facility on the ground floor.

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 (excluding social rental apartments)

Additional costs charged by Stienstra are:

- (Advance) service costs for the apartment, ranging from €135 to €150 per month per apartment, including heating costs. This depends on the rented apartment.
- 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 apartment 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 an apartment?

To qualify for these apartments, you need a gross (combined) monthly income of 4 times the (basic) monthly rent of the apartment, with any second income counted at 50%. To qualify for a mid-range rental property, the (combined) annual income must not exceed € 62,191 for single-person households and € 82,921 for multi-person households (2024 price level). This is at the discretion of Stienstra and depends on the type of apartment 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.

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 an apartment 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 Zuiderhof, 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 an apartment?

It is not allowed to share an apartment 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 apartments, you will receive a reservation agreement after your registration is approved. A reservation agreement guarantees you the rental of an apartment of your choice. By signing it, you commit to signing the lease when the apartments 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 apartments, 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.