

Contents

Housing.....	2
Housing Procedure	2
<i>Ranking</i>	2
<i>Applying for Housing Assistance</i>	3
<i>Tenancy agreements</i>	3
<i>Moving in</i>	3
<i>Giving notice and moving out</i>	3
How to Find Housing by Yourself	4
<i>Social housing vs free sector rent</i>	4
<i>Finding your own place</i>	4
Accommodation	5
<i>Locations</i>	5
<i>Inventory</i>	5
<i>Rental prices</i>	6
<i>Living costs</i>	6
Living in the Netherlands.....	6
Contact	6

Housing

Amsterdam is the largest City in The Netherlands with as many as 47,000 students living in the municipality. There are many options for student housing. However, the demand is high and affordable housing on the location of your preference is not always easy to find.

We therefore advise all incoming foreign employees and students to start looking for housing at least 4 to 5 months before arrival. The housing department of the Institute will do its best to find accommodation for you (provided that you are eligible for housing assistance) but it is always wise to start the quest for accommodation by yourself, *since we cannot give a housing guarantee to anyone*.

The housing department of the Netherlands Institute for Neuroscience (NIN) assists foreign employees and students in finding accommodation. We have contracts with many renowned housing corporations such as [DUWO](#) and [Campus Diemen Zuid](#) and maintain good relations with the housing department of the [University of Amsterdam](#).

On this page, you will find information on our housing procedures, the locations of our accommodations, including photos and floor plans, indication of living costs and rent, and general information on living in Amsterdam.

To find out if you are eligible for housing assistance from the Institute, please read the part “Housing Procedure”.

Housing Procedure

The Netherlands Institute for Neuroscience (NIN) has approximately 45 legal accommodation units in the area of Amsterdam available for its foreign employees and students. Because the demand for housing is higher than the supply, we have a housing policy. It can happen that multiple people apply for housing at the same time and that we do not have sufficient rooms available. When this happens, we use a ranking system to determine who will receive assistance first. However, even if we are not able to find accommodation for you, we will still assist your search for housing to our best effort.

Ranking

1. Guests or fellows coming from *outside* of Europe and who do *not* receive a salary from the Institute or another Dutch employer*
2. Guests or fellows coming from *inside* of Europe (excluding The Netherlands) and who do *not* receive a salary from the Institute or another Dutch employer*
3. PhD students coming from *outside* of Europe who receive a salary from the Institute
4. PhD students coming from *inside* of Europe (excluding The Netherlands) who receive a salary from the Institute
5. Postdocs coming from *outside* of Europe who receive a salary from the Institute**
6. Postdocs coming from *inside* of Europe (excluding The Netherlands) who receive a salary from the institute**
7. Waiting list***

* Scholarships do not count as salary

**Housing options are limited for postdocs because their annual salary is generally higher than the annual income threshold of €36,165 for social rent (i.e. not free/private rental sector)

***Anyone who does not belong in categories 1-6 is placed on a waiting list and offered accommodation if and when there is availability

Applying for Housing Assistance

If you are eligible for housing via the NIN, please send an e-mail to housing@nin.knaw.nl with your request. You will then receive a digital housing assistance application (HAA) form that you need to fill out and return to the housing department. As soon as you have returned the HAA form, the housing department will start looking for housing for you. The housing department keeps you informed on any progress.

If you are not eligible for housing, the housing department will place you on a waiting list and offer you accommodation in case of an unexpected vacant room/apartment. The housing department will notify you if this is the case.

Tenancy agreements

When you are offered housing by the housing department of the NIN you can either receive an *accommodate/short stay* contract or a *campus* contract. Accommodate/short stay contracts are concluded for the duration of a minimum of 3 months and a maximum of 12 months, whereas campus contracts are entered into for the duration of your research or your official connection to the NIN.

Unfortunately, we cannot offer everybody a campus contract. The housing department offers housing that is available at the moment of application. It is not possible to request a certain type of contract. Of course, the housing department will try to match the duration of your stay with the best kind of contract. However, if you receive an accommodate/short stay contract but you stay longer than 12 months, you will need to find housing by yourself after 12 months. It is not possible to re-apply for housing assistance from the NIN.

Moving in

As soon as your tenancy agreement has been finalized, you will be able to collect your key and move in. In our accommodate/short stay contract accommodation there will be basic furniture and equipment present. In (most of) our campus contract accommodation there will be no furniture present and you will need to arrange this yourself. Sometimes it is possible to buy furniture from the previous tenant.

If you have any technical problems with your accommodation, please contact the housing corporation you are renting from directly. The NIN cannot assist you in solving technical problems/deficiencies to your accommodation.

Giving notice and moving out

If you wish to leave your accommodation before the end date of your contract, you are obliged to inform the housing department of the Institute one full calendar month in advance. For example, if you wish to terminate your contract on 20 May, you will need to terminate your contract before 1 April or choose to terminate your contract before 1 May and pay rent until the last day of the month (31 May).

When you move out, you are obliged to clean your room. A caretaker from the housing corporation/University of Amsterdam will come and inspect your room. If the room is clean and nothing is broken, your deposit will be returned. When the housing corporation does not ask for a deposit, they have the right to fine you when you leave your room in a disorderly state.

How to Find Housing by Yourself

We understand that it is difficult to find housing in Amsterdam, especially when you come from abroad and have no knowledge of the Dutch rental system.

On this page you will find comprehensive information on how to start looking for housing by yourself. Please, read this information carefully. If you have any questions you can always contact the housing department.

Social housing vs free sector rent

In the Netherlands, rental houses are divided into two categories: social housing (*sociale huur*) and private/free sector rent (*vrije sector huur*). Student housing corporations like DUWO are obliged to rent out 90% of their houses to students with an annual income below the threshold of €36,165 (norm 2017). Rental houses that fall into the category of social housing have a basic monthly rent of maximum €710.68. If the basic rent is higher than €710.68 then the rental house falls into the free sector category.

As a guest/fellow or PhD at the Netherlands Institute for Neuroscience (NIN) you will usually have an income that is accepted for social housing. The income of a postdoc, however, tends to be too high to be accepted for social housing. This means postdocs will have to try to find housing in the free sector. We realize that this can be challenging, but unfortunately, these rules are strictly enforced by housing corporations.

Luckily, the NIN has several housing options for guests/fellows and PhDs as well as for postdocs. However, all guests/fellows are eligible for all our housing options whereas postdocs are only eligible for selected housing options.

Finding your own place

To find your own rental apartment, websites such as [Funda](#), [Perfect Housing](#), [Jaap](#) and [Pararius](#) can be useful. Advice on renting in the Netherlands can be found [here](#).

To rent a (small) room, you can use groups on Facebook such as [**Room available in Amsterdam**](#); [I need a room!](#); [Rooms for Rent in Amsterdam](#); and [Zoekt kamer in Amsterdam](#), however this is extremely competitive and will usually require you to visit the property and meet the current tenants (a “hospiteeravond”) and as with anything on the internet, you should be aware of scams. Alternatively, rooms may be advertised on [Kamernet](#), although you will need to pay to make full use of the site.

Although many live in Amsterdam when they first arrive, there are those who choose to live outside of the capital. Many towns such as Utrecht, Leiden and Rotterdam are within commutable distance of the Netherlands Institute for Neuroscience and provide cheaper alternatives for housing.

Another option is to contact a real estate agent. They might be able to help you. On [Pararius](#) you can find the rental offers of many real estate agents together. It is possible to look for a room that suits your needs and then contact the real estate agent (such as Vesteda) to help you. You can also ask a real estate agent to find housing for you that suits your needs and income. Usually there is a fee connected to this service. However, many real estate agents have a “no cure no pay” policy, meaning that if they do not find suitable accommodation for you, you do not have to pay the fee.

Also, be aware that if you rent through a real estate agent you are usually only able to rent for an amount that is equal to your gross monthly salary divided by 3 or 4. For example, if you earn €2100 gross per month you are often only able to rent for a maximum price of €2100 / 3 or 4 = €700 or

€525. You will also need to be able to prove that you have a fixed contract with your employer and you will need to provide proof of your income (pay slip). However, this is not the case with all real estate agents, so it would be wise to call them and ask about their income rules first.

Another option would be signing up for a room at [Campus Diemen Zuid](#). There is a waiting list of 4 to 5 months, but the rooms are spacious, furnished and internet/gas/electricity/water/fitness subscription are included. The rooms at Campus Diemen Zuid are somewhat expensive (€760 per month) and you will be required to pay a deposit of two months' rent plus a one-time €100 administration fee and a one-time €100 cleaning fee in advance.

If you really are in urgent need of housing, you can always try [The Student Hotel](#). This is more a hotel for temporary housing with cooking facilities than it is used for permanent residency, however if you really need a place to stay, they always have a room available. Keep in mind that these rooms are extremely expensive (€1.600 for one month is not unusual).

We hope these tips are helpful for you and that you will be able to find accommodation by yourself. The best tip we can give you is to inform as many people as you know about the fact that you are looking for housing, because in Amsterdam having a network is usually the fastest and cheapest way to find accommodation!

Accommodation

Locations

The Netherlands Institute for Neuroscience currently has 15 locations where employees and students of the NIN live. All locations are within a 30-minute bike ride from the center. Click on a link to view more information and pictures of rooms and buildings.

[Campus Diemen Zuid - Dalsteindreef](#)

[DUWO – Eerste Ringdijkstraat 12-662](#)

[DUWO – Krelis Louwenstraat 5](#)

[DUWO – Willem Beukelstraat 51-151](#)

[Hotel Jansen – Valschermkade 19](#)

[Le Coin – Geldersekade 14](#)

Inventory

Our short stay houses are all furnished, but not all our long stay (campus contract) houses are. In every short stay accommodation, you will at least have:

- Bed (you often need to bring your own bed sheets and pillows)
- Chair
- Desk
- Desk lamp.
- Vacuum cleaner
- Gas stove (usually no oven)
- Refrigerator
- Litter-bin
- Heater

- Floor covering
- Cleaning package
- Blinds for the windows

Rental prices

Renting a room or an apartment in Amsterdam is not cheap. The average net rental price of the accommodations we offer is €690 per month. Water, electricity and gas are usually included. Internet is included in most cases as well but there are a few exceptions. Apart from the monthly rent, you are usually obliged to pay a deposit of one or two months of rent and additional registration costs (usually €100), cleaning costs (€100 for Campus Diemen Zuid) or housing fees (max. €525 for one year if you receive housing via the University of Amsterdam). Of course, rental prices and deposits differ per corporation but if you want to live in Amsterdam, you will need to save up some money to pay the first housing bill.

As an estimate, we would advise you to save at least €2500 to be able to find housing, i.e. paying the deposit, first month of rent and additional fees.

Living costs

Living in the Netherlands is relatively expensive compared to the rest of Europe and the world. Below you will find a breakdown of average monthly living expenses for a one-person household.

Rent €450-800

Food €250-300

Public Transport €150

Health Insurance (mandatory) €80-150

Leisure €100-200

Phone subscription €20

Total €1050-€1620 per month

Living in the Netherlands

Besides housing, there are of course many other things to consider when you move to a different country. [Here](#) you will find a comprehensive guide to living in the Netherlands. Please, read it carefully since it contains useful information about mandatory insurance, registration with the municipality and the IND (*Immigratie- en Naturalisatiedienst*).

Contact

If you want to apply for housing or if you have any questions regarding housing, you can contact our housing department.

E: housing@nin.knaw.nl

Address

Meibergdreef 47

1105 BA Amsterdam

The Netherlands