



looking for a studentroom? kotatlimburg.be, our housing database for students, is the place to be. Whether you're searching for a room for a short period or a place to call home during your studies, we've got you covered.

Here are some tips and tricks to make your search and rental process smooth and successful:

How to find your room:

1. **Start Early:** Begin your search early to have a wider range of options. The best rooms tend to go quickly, so don't wait until the last minute.
2. **Sublets:** If you're looking for a temporary arrangement, (short period) check out our list of sublets. These can be a convenient option for a shorter period of time.
3. **Digital Tours:** Inquire if the room owner can provide you with a digital tour of the place. This allows you to have a better idea of the room's layout and condition before making a decision.
4. **Contact Owners:** Reach out to the owners directly, preferably by phone, to express your interest in the room. Personal communication can help establish a connection and increase your chances of securing the room.
5. **Get in Touch:** Once you've found the room of your dreams, get in touch with the owner. You can find their contact information on the details page of the listing.
6. **Read the Contract:** Take the time to read the contract thoroughly. Note that only the Dutch contract needs to be signed, while the English version is for informational purposes.
7. **Domiciliation Possibility:** If you require a domicile (official registration at the address), check with the landlord if this is possible. Some landlords may not allow domiciliation due to room regulations.
8. **Deposit Payment:** Before starting your student contract, you'll be required to pay a deposit, which is typically up to 2 months' rent. Pay attention to the timing of the

payment, as it should be made no earlier than 3 months before the contract starts. The deposit will be returned at the end of the lease if there is no damage to the room, with a refund typically issued 3 months after the contract's end.

9. **Inclusive Costs:** Verify what costs are included in the rent. It's important to have clarity on utility bills and any additional charges to avoid surprises later on.
10. **Signing your contract:** Are you sure you wish to rent the room? Then you can sign the tenancy agreement. Once the contract is signed you cannot easily break it. 3 months before the start of the contract you can do this for free. If you break your lease less than 3 months before the start, you have to pay a compensation of two months' rent.
11. **Beware of Scams!:** Exercise caution when dealing with any room rentals that are not part of our official database. Be vigilant and watch out for any suspicious activities to protect yourself from potential scams.

Living in your room:

12. **Energy Consumption:** Be mindful of your energy consumption throughout your stay to prevent unexpected high bills at the end of your contract. Conserving energy not only benefits the environment but also helps you manage your expenses. Are you leaving? Then don't forget to turn off the heating. Also pay attention to your water consumption.
13. **Ventilate:** it is important to regularly ventilate your room. Open the window after the shower. Do not do your laundry in room but use a laundry salon
14. **Waste management:** in Belgium we recycle our waste. For example, plastic, metal and beverage cartons belong in the blue bag, garden waste in the green container and other household waste in the gray bag. Glass belongs in the glass container also paper is kept separately.

We hope these guidelines will assist you in finding and securing your ideal student accommodation. Remember, we're here to support you throughout your housing journey. Happy searching and best of luck in your new home!