

General Information

YourPlaceUtrecht rental apartment is located in the city of Utrecht, the Netherlands. The apartment is situated close to the city centre in a quiet neighborhood. It is well connected by public transport (train and bus) but can also be easily reached by car. A bus stop is at 30 meters from the front door.

The apartment is on the first floor and comprises a livingroom, bedroom, kitchen and bathroom. Total floor space is 40 m². The apartment is fully furnished and well equipped.

This very complete, comfortable apartment and its attractive location offer a unique opportunity for medium or long stay in the city of Utrecht.

For your registration, the following is required:

1. For a stay longer than 4 months you need to register at the municipality.
Your registration in BRP (Basic Registration of Persons) is part of the Rental Agreement.
2. A valid passport.
3. Your current address in the country you live in (not a PO box).
4. Your mobile number and a telephone number of a person we could call.
5. Your email address.
6. A confirmation letter from your company, organization or university, stating the purpose and duration of your stay in the Netherlands.
7. A recent bank transfer slip, stating your name.

Rental Agreement

8. The Rental Agreement is the main part of the registration procedure. The form will be sent to you by email. To meet legal requirements, the document is signed by both tenant and landlord.
Tenant receives a copy of the Agreement.
9. The Rental Agreement runs month-to-month and self renews unless terminated by the tenant or landlord. The period of notice is one month, which applies to both tenant and landlord.
Notice must be in writing, stating the reason for terminating the Rental Agreement.

Rental Fee and payment

10. The monthly rent is € 995,- (currency is Euros).
11. The rent has to be paid before the 27th of each month.
12. Payment method: automatic bank transfer.

*In the event that the Rental Fee is not transferred on time, the tenant receives a reminder.
The rent must then be paid within 5 days. Regularly exceeding the payment term will lead to termination of the Rental Agreement.*

Deposit

13. The damages deposit is two month's rent (€ 1.990,-). This amount has to be paid before the start of the rental period. At the end of the rental period, the landlord, in cooperation with the tenant will check the status of the apartment. The deposit will be refunded, provided there are no damages caused by the tenant.

What is included in the Rental Fee?

14. The apartment is fully furnished and well equipped. The Rental Fee includes water, electricity and heating, sewage, waste disposal, fast Internet (WiFi and cabled), HD digital television, municipal and provincial taxes.

Keys and safety

15. The tenant will receive a set of keys and spare keys. All doors have security locks. For fire safety smoke / CO detectors, a fire extinguisher and a fire blanket are installed.

Parking

16. The area around the apartment is a paid parking zone. Tenant can apply for a parking permit from the municipality, but it takes quite some time before it is granted. The advice is to travel by public transport or use a bike. This is very common in Utrecht, where distances are short.

Responsibility of the tenant

17. The apartment, furnishing and (household) equipment are ready for use and in good condition. Tenant is responsible for keeping the apartment clean and sanitary, and to keep furniture and equipment in good state. Tenant is kindly asked to make as little noise as possible and take account of neighbors and other residents. After 22:00 P.M. excessive noise is not allowed.

If any equipment malfunctions or if something is broken or damaged, tenant will contact the landlord as soon as possible.

Responsibility of the landlord

18. At the start of the rental period, the landlord makes sure that the apartment and (household) equipment are ready for use and in good condition. The landlord provides information and instructions for operating the equipment. Repair will be carried out as quick as possible when it's reported that any equipment or system is not functioning properly. The landlord cannot be held responsible for outage of power supply, water supply, TV or internet connection.

Landlord right of entry

19. The landlord will never enter the apartment without permission of the tenant. The landlord will always contact the tenant to make an appointment to visit the apartment, for instance for maintenance or repair. In case of emergency, the landlord has access to the apartment without permission.

House rules

20. The apartment is rented to 1 adult person only. We do not accommodate couples or families.
21. Subletting of the apartment is not allowed.
22. Illegal activities of any kind in the apartment, either personally or through digital media are prohibited.
23. Drugs are not allowed in the apartment.
24. Pets are not allowed in the apartment. This also applies to animals from visitors.
25. Smoking in the apartment is prohibited. The apartment is equipped with smoke detectors.

Violation of the house rules will result in termination of the Rental Agreement.