

How to recognize housing scams, and more information on your rights as a tenant here in the Netherlands.

Be aware of scams, and make sure you check the below points before you agree to move into an apartment/house.

- The offer might be too good to be true: If the room is very cheap, and/or very central, this could be a scam.
- No viewing possibility: If you are unable to view the room beforehand then this could be a reason to be concerned.
- Demands for payment: A scammer might put pressure on you to transfer money before/without a viewing. They might claim that they will offer the room to someone else if you do not transfer the money to them. This is a serious red flag.
- Rental contract & rental period
- Room furnished or unfurnished
- Bills (e.g. gas, electricity, TV and Internet) that are (not) included in the rent
- Person you are dealing with can be trusted

- Do some research to make sure that the agency, the address, the housing offer and landlord are legitimate. In addition to a Google search for example, you can check the address in the [Dutch Land Registry Database](#)
- If you intend to enter into an agreement with a private person, do not make any payments in advance
- Set up a meeting and view the room in person or via Skype or Zoom
- When in doubt, let us know!

For more information on your rights as a tenant, please visit the below websites:

[Misconceptions about tenancy protection](#)

[Huurteam Utrecht](#)