

TERMS AND CONDITIONS VAST WONEN

1. Register forms that are incomplete will not be processed.
2. The monthly net income of the client has to fulfill the income requirement. In case the income is insufficient, there will be a possibility for the client to give an explanation of other available financial resources that can be used to pay the rent with. We kindly request you to inform us about the possibilities. To be eligible for renting an apartment you must meet multiple criteria. The income requirements apply for every apartment. Besides that, you also have to meet the desired search profile.

The income requirement is as followed: Your net income per month (without taking temporary allowances into account) should be at least 2.5 times the total monthly rent. If an apartment is excluding gas/electricity or water, we count an extra 100 euros as an indication. Vast Wonen will check the register form of the client and based on that decide whether or not the client fulfills our income requirement.

An example: the desired apartment has a total rental price of €550,00 per month. By taking into account the income requirement of 2,5 (2,5 x € 550,00) the client has to have a minimum net income of € 1375,- per month.

The income requirement may differ for certain objects!

For clients that will be living with two or more people the combined monthly income (excluding extra fees etc.) has to fit three times in the total rental price.

The search profile: The search profile of an apartment is mostly related to the living environment of a complex and the lifestyle of the tenants that are living there. The search profile has been created to increase the chance of a pleasant living. Vast Wonen judges the suitability of a tenant on the basis of the search profile.

3. Applications can be rejected at all times without giving an extensive explanation.
 - 3.1 The landlord does not provide information about any rejections, even if candidates have delivered the necessary documents.
4. Your registration will be deemed to expire 2 months after the date of registration, unless the client seeks a rental property for a period longer than 2 months from the date of registration.
5. The information provided by the client will be saved in a personal register and will be treated strictly confidential.
6. Before the hand-over of the rental property, the full payment of the received invoice has to be paid. In addition to that, the lease contract has to be signed.
7. After you have been accepted as a tenant, you must pay a deposit of €500,- within 24 hours of receiving the invoice. This amount serves as a security and is part of the total invoice. If you cancel the lease after paying the deposit, the deposit will not be returned. After the deposit has been received, no further viewings will be planned with other candidates. If there cannot be an agreement on the contents of the rental contract after paying the deposit, the lessor

- may waive the lease in accordance with paragraph 8 of the term and conditions.
8. In case of new or changing circumstances that were not known during the verbal agreement regarding the lease, if the lessor waives the lease, you will receive your deposit within 48 hours.
 9. No contract costs are due for the conclusion of a rental contract.
 10. A part of your registration is to conduct a credit check by Vast Wonen. A credit check looks at (negative) payment experiences in recent years.
 11. Vast Wonen collects and processes customer and visitor data from this website for the purpose of its business operations to highlight products and services that may be of interest to you and also to develop web statistics. The information you provide will be used to contact you, if necessary, for example to inform you about changes to the functionality of the internet site or to offer you services that you would appreciate (unless you have unsubscribed from our newsletter). In the context of quality assurance, you can be approached by a research office for research purposes. For this purpose, Vast Wonen uses research methods strictly bound by the Personal Data Protection Act. In this context, the research agency will never disclose personal information.
 12. In case of a self-employed candidate, an advance payment or deposit of 3 or 6 months may be requested.
 13. Candidate must be aware that we cannot be held liable for incorrect information about our offers displayed on the website.
 14. Offers that have been done to you are entirely free of obligation. You can not derive rights from this.
 15. The apartments that we offer are not owned by Vast Wonen.
 16. House visits are run by Vast Wonen. If you wish to cancel an appointment, you must let us know at least 3 hours in advance. If you do not appear more than 1 time during a visit without notifying us by email or by phone, we will charge you an amount of €45,- excluding VAT for each time you are not present.
 17. If a property that is still occupied is being viewed, you are aware that we are dependent on the cooperation of the current tenant. If he/she does not want to cooperate with a viewing or he/she is not home at the time (despite a planned visit), then Vast Wonen cannot be held responsible.
 18. If, after a viewing, you are interested in renting property through us, you must let us know by written notice and provide the relevant documents to show that you are a suitable candidate.
 19. When we have found property outside our own offers, the terms of that mediator/owner will apply. These will be discussed with you in advance.

20. In the event of fraud/inaccurate disclosure in the rental process or sent documents (paragraph 12), cooperation will be terminated immediately. You are then liable for payment of the contract costs and a penalty will be charged of 2 months of rent regarding the apartment of interest. If fraud appears after signing a rental contract, the contract will also be terminated immediately. This does not affect the liability of damage to the landlord. Police will also be reported.

21. Signing of the contract will take place at the office of Vast Wonen at the Vondelstraat 184, 2513 GA The Hague. Before the signing of the contract, the remaining payments have to be done: the deposit, the monthly rent that applies (minus the down payment of €500,- euros). The amount is due before the contract signing. If in case this has not been done, the keys will not be given to the candidate. When the keys get transferred to candidate at a later date because the invoice has not been paid on time, the tenant is responsible for the charges of the days that he or she does not have access to the apartment.

22. If the last payment has not been received by us in due time, we consider the rental process to be canceled.