

Documents needed when renting

Property owners need to know that prospective tenants have a good financial credit rating before they rent an apartment. To this end, Royal Velvet Real Estate has put into place several conditions that must be met before a tenant can rent a property. A basic condition that must be met is that the prospective tenant's gross monthly salary must be at least 3 times as much as the basic monthly rent. In all cases the owner of the property has the final say in choosing tenants. We reserve the right to perform a credit check on the potential tenant and will provide copies of all documents to the owner for approval.

Down payment

The only way to put an option on a property is to pay a down payment. The downpayment is half a month's rent (except for properties available for immediate occupation). Once you have rented the property, this down payment will be deducted from the total invoice.

Note: Candidates who are students or with a gross monthly income less than € 800,- always need to have a statement of guarantee signed by someone who can prove that they have an income of at least 3 times the basic rental price of the property which they are intending to rent. This guarantor will also need to provide the above-mentioned documents to us.

Please make your Burger Service Number (BSN) unreadable on your copy of your passport, driving license or ID card.

Overview required documents

Employment Indefinite time

Copy passport, identity card or Dutch driver licence
Copy of 3 recent bank statements with salary deposit and address details
Copy of 3 recent, consecutive payslips
Copy of your permanent working contract
Landlord statement (downloadable from site)

Employment Definite time

Copy passport, identity card or Dutch driver licence
Copy of 3 recent bank statements with salary deposit and address details
Copy of 3 recent, consecutive payslips
Copy of your working contract
Landlord statement (downloadable from site)
A guarantee of intent employer to extend your contract indefinitely
No guarantee of intent? Than we need also:
Guarantee of both parents (downloadable form from site)
Copy passport, identity card or Dutch driver licence of (both) parent(s)

Self employed (ZZP-er)

Copy passport, identity card or Dutch driver licence
Copy of annual accounts for the last 3 years or taxable income for the last 3 years (IB60)
Accountant statement (if possible)
A copy of registration at the KvK
Landlord statement (downloadable from site)
If you can not provide the documents above, please provide also:
Guarantee of both parents (downloadable form from site)
Copy passport, identity card or Dutch driver licence of (both) parent(s)
Copy proof of income of (both) parent(s) (at least 3 times the rentalprice)

Student

Copy passport, identity card or Dutch driver licence
Copy of 3 recent bank slips with payment IB Groep and address
Copy student card
Landlord statement (downloadable from site)
Guarantee of both parents (downloadable form from site)
Copy passport, identity card or Dutch driver licence both parents
Copy proof of income of (both) parent(s) (at least 3 times the rentalprice)

Retired or social beneficial

Copy passport, identity card or Dutch driver licence
Copy 3 recent bank statements with pension deposit/benefit with address
Copy of recent AOW overview
Pension overview
Landlord statement (download via site) / mortgage holder statement