

Policy of StadHuisBreda (SH)

1. At the website www.stadhuis.nl it is possible to register with StadHuis (SH). By sending the digital registration form, a house hunter sends a request to SH to register all the information in the form.
2. When the registration form is not correct or complete (enough), according to SH, then the registration doesn't take place.
3. After the acceptance of the registration form, SH sends an email to the house hunter whether the registration is accepted or not. When the registration is accepted, SH sends (for completeness) the present procedure in a link to the website to the house hunter by email, who already agreed with this procedure. If the registration is accepted but the house hunter does not have an email address, he/she will receive the present procedure in person at the office of SH.
4. If the registration of the house hunter is accepted by SH, the registration is valid for 1 year; a year which begins on the day that SH stated that the registration was accepted. After 1 year, the registration of the house hunter ends.
5. If the registration of the house hunter is accepted by SH, SH will try to find housing accommodation adjusting to the specified data and preferences in the registration form. Housing accommodation that is available will be published at the internet webpage and can be seen totally by the house hunter. If necessary, suitable accommodation will be published by email or will be told to the house hunter by phone by SH.
6. If there is an available housing accommodation, the house hunter can make his/her request for visitation at the Internet webpage. The house hunter can also make a request for a visitation by email or by Phone to SH.
7. If the request for visitation is honored by SH, the visitation takes place in the presence of an employee of SH.
8. SH operates on the basis of the service agreement and general service conditions of service. The registration is only active with the acceptance of the terms of SH, thereby giving you agree to the Service Agreement and Terms and general conditions of service.
9. If the house hunter tells SH that he/she wants to rent the housing accommodation after the visitation, SH explains the interest of the house hunter, accompanied by his registration form, valid passport, working contract, copy bankcard and/or employer statement and 3 recent pay slip to the landlord. The househunter have to sign the declaration of intent.
10. Having obtained approval from the landlord, SH sends a concept of the rental contract between the house hunter and the landlord to the house hunter by email.
11. If the house hunter gives a message to SH that he/she is willing to support such lease to sign, then he/she will receive an invitation from SH to sign the rental contract in person. In this invitation is the message that signing of the rental contract can only take place after SH has received the following amounts of the house hunter at the bank account:
 - regular contract: € 125 (ex VAT) plus an amount (ex VAT) of the total rental price of the object for 1 month

- Group contract : € 250 (ex VAT) plus an amount (ex VAT) of the total rental price of the object for 1 month
- guarantee: depending on the registration, above amounts plus an amount € 37.50 (ex VAT).

12. Signing of the rental contract will not take place until the amounts mentioned under 11 are received by SH. Payment of the amounts mentioned under 11 is considered as an acceptance of mediation by SH. The amounts mentioned under 11 apply in any case, even if SH operates as servicer on behalf of the landlord.

13. The relationship between the house hunter and SH ends in any case at the time that the house hunter (then: tenant) has signed the rental contract with the landlord. The registration of the house hunter will also automatically expire at that time.

14. Withdrawal, by a house hunter, of an already accepted mediation by SH does not lead to an obligation to refund the amounts mentioned under 11 for SH.

15. SH is justified without a reason and at any moment to cancel an already accepted registration.

16. If no housing is found for the house hunter, despite the registration is accepted by SH, SH is not responsible for that in any way. In this context it is important to emphasize that an accepted registration will only lead to the obligation for SH against the house hunter to search for a house. This will not mean there is any obligation for a result. Also SH is not liable for damage to the house hunter of any kind and / or in any form whatsoever.