

How StadHuisBreda BV (SH) works

1. Via the website www.stadhuis.nl, a home seeker can request StadHuis (SH) to be registered with SH as a home seeker by digitally sending the registration form. The home seeker hereby expressly instructs SH to find suitable accommodation for him/her.
2. A home seeker will not be registered by SH if the home seeker does not pay € 38.00 (standard registration) as a one-off registration fee via an IDEAL payment, transfer or at the office (cash or PIN).
3. SH will also not register a home seeker if, in the opinion of SH, a home seeker has not completed the registration form completely (enough) despite payment of the registration fee.
4. After receipt by SH of the complete registration form and the registration fee, the home seeker will receive a message from SH by email whether his/her registration has been accepted or not. If the registration is accepted, the home seeker has access to his/her own login environment. If the registration is not accepted, the home seeker will receive his/her registration fee back.
5. A registration accepted by SH has a validity of 3 months, which commences on the day that SH has indicated that the registration has been accepted. An accepted registration therefore expires after 3 months. The end date is stated in the personal login environment. A registration can be extended at any time. The home seeker informs SH by telephone or email that he or she wishes to extend the registration.
6. If the registration is accepted, SH will forward new housing offers based on the data and preferences provided via the login environment. The home seeker can adjust his/her preferences at any time in the login environment. SH will forward new housing offers via the specified email address, if they match the entered preferences. SH offers the opportunity for home seekers to engage SH as a rental agent. SH will then look for housing that meets the wishes communicated beyond its own offer for home seekers. For this purpose, the home seeker must complete a "service order". All information about this can be read in the "service order" and on the SH website. For more information, please contact SH by telephone.
7. If an available accommodation presents itself, the home seeker must contact SH by telephone. If there is still room available for the viewing, SH will schedule the appointment for the home seeker. SH schedules a maximum number of people per home, depending on the type of home, residents and the agenda.
8. If the request for a viewing is honored by SH, the viewing will then take place in the presence of an SH rental agent.
9. SH works on the **basis of a service agreement** and **general service conditions**. Registration is only active if you agree to SH's terms and conditions, which means you agree to the service agreement and general service conditions.
10. If, after a viewing, the home seeker informs SH that he or she wishes to rent the accommodation, SH will submit the home seeker's interest, accompanied by his or her registration form and motivation letter, to the relevant landlord. The home seeker automatically agrees to this at the time of uploading/sending to/to SH.
11. After receiving approval from the landlord, the home seeker will receive a draft rental agreement between the home seeker and the relevant landlord as soon as possible from SH (by email or Scrive).

12. The home seeker will receive the rental agreement for signature after SH has received the following amounts from the home seeker in its bank account:

- Administration costs: 99.00 (excl. VAT)
- Any guarantee: 49.50 (excl. VAT)
- The amount stated in the Other costs indicated in the advertisement

13. The rental agreement will not be signed until SH has received the amounts stated under 12. Payment of the amounts stated under 12 by the home seeker is considered acceptance of the services by SH.

14. The relationship between the home seeker and SH ends in any case when the home seeker (then: tenant) has entered into a rental agreement with the relevant landlord.

15. Withdrawal by a home seeker of a registration already accepted by SH does not lead to an obligation for SH to refund the registration fee.

16. Withdrawal by a home seeker of services already provided by SH does not lead to an obligation for SH to reimburse the amounts stated under 12.

17. SH is entitled to cancel a registration it has already accepted at any time, although SH must then refund the registration fee.

18. If no accommodation is found for the home seeker, despite a registration accepted by SH, SH cannot be held liable for this in any way. In this context, it is expressly stated that an accepted registration only creates an obligation of best efforts for SH towards the home seeker, and therefore not an obligation of results. SH is also not liable for damage suffered by the home seeker of any nature and/or in any form whatsoever.