

Housing in Maastricht

Knowledge Centre for International Staff

This information sheet consists of two parts. The first part will give you information on how we recommend you to proceed with finding housing during your stay in Maastricht. The second part is a general description of the Housing situation in Maastricht.

Part 1: Maastricht Housing

The official mediation agency for Maastricht University is called 'Maastricht Housing'. We always recommend you to find housing via their website, maastrichthousing.com. For a one-time fee of €35 you are able to browse the most comprehensive offer in Maastricht. All their offers can be found online, so you can start your search from anywhere in the world.

Please note: Maastricht Housing solely offers rental properties. If you are looking to buy a property we refer you to section 2.2 Buying.

Maastricht Housing works with three types suppliers who all work via a different process on the website. The entire process is explained in-depth on the website of Maastricht Housing.

1.1 UM Guesthouse

Employees who will stay here for a short period (e.g. guest lecturers) can book a room via the UM Guesthouse. Guesthouse UM only offers short-stay furnished housing. The rent is all-inclusive and most appliances are included in the room. There are several guesthouse locations in town and all rooms can be reserved online via Maastricht Housing.

Contrary to long-stay property, you do not pay rent per month. The UM Guesthouse works with a day-rate, allowing you to completely specify your arrival and departure date. The website allows you to select the precise dates of your stay and will then show which rooms are still available. After you have become a member you can reserve the room well in advance of your arrival. This way you do not need to worry about housing until or after you arrive in Maastricht.

The UM Guesthouse is also suitable for employees who are having difficulties finding long-term housing. You can rent a room in the guesthouse for as long as is necessary until you find a better long-term solution (depending on their availability).

1.2 Housing corporations

Housing corporations offer individualised service to employees who have a rent budget of at least €700 per month. To be eligible for this service, you must have a minimum income of four times the rental price. If you do not meet this criterion, please continue to read at section 1.3 Private market.

In order to use this service you will have to fill out a questionnaire on Maastricht Housing indicating your housing preferences and wishes. After you submit the questionnaire, the Housing Corporation consultants will go through their database to give you tailor-made advice. After the Housing Corporations have found something which fits your needs, they will contact you directly.

The outcome of this service is dependent on the availability of properties that fit your needs. Therefore it may take some time before you get contacted by the corporations. While you wait for results, you can already start your search by going through the offer of the Private Market.

1.3 Private Market

The biggest proportion of the housing offer in Maastricht is being maintained by private brokers and landlords (hereafter referred to as the private market). The private market is bound to fewer rules than the housing corporations and they can maintain their own tenant selection method (e.g. viewing nights, private appointments).

If you find an interesting property you can proceed to make an appointment with the landlord via the appointment system of Maastricht Housing. You select on which dates you wish to schedule a viewing, to which the landlord will reply by selecting one of the options. After he/she confirms the appointment you will receive each other's contact information. You can in addition ask for information in case you are still left with some questions.

Part 2: Housing situation in Maastricht

Maastricht is divided into five areas:

- **Maastricht City Centre:** Binnenstad, Jekerkwartier, Kommelkwartier, Statenkwartier, Boschstraatkwartier, Sint Maartenspoort, Wyck, C ramique districts
- **South West Maastricht:** Villapark, Jekerdal, Biesland, Campagne, Wolder, Sint Pieter
- **North West Maastricht:** Brusselsepoort, Mariaberg, Belfort, Pottenberg, Malpertuis, Caberg, Oud-Caberg, Malberg, Dousberg-Hazendans, Daalhof, Boschpoort, Bossherveld, Frontenkwartier, Belv d re, Lanakerveld)
- **North East Maastricht:** Beatrixhaven, Borgharen, Itteren, Meerssenhoven, Wyckerpoort, Wittevrouwenveld, Nazareth, Limmel, Amby
- **South East Maastricht:** Randwyck, Heugem, Heugemerveld, Scharn, Heer, De Heeg, Vroendaal.

As the city is rather small, most destinations can be reached on foot or by bike (the city centre can be crossed with a 15-minute bicycle ride at most). All university buildings are located in the city centre, with the exception of the faculties of Health, Medicine and Life Sciences (FHML) and of Psychology and Neuroscience (FPN), which are located near the university hospital AZM in Randwyck, on the other side of the river Maas.

2.1 Rental

Types of Accommodation

There are three types of rental properties in the Netherlands:

- * Unfurnished (*ongemeubileerd*): no carpet, curtains or appliances
- * Semi-furnished (*gestoffeerd*): carpet, appliances and sometimes curtains
- * Furnished (*gemeubileerd*): completely furnished with all appliances

You can find all types of housing ranging from student rooms to apartments and studios to complete houses with gardens. Always make sure to check which of the above mentioned categories your room is, in order to prevent unpleasant surprises.

Costs

Rents in Maastricht are generally lower than those in the Dutch Randstad area (Utrecht, Amsterdam and Rotterdam), and those in the Limburg province are lower than in other parts of the Netherlands. You should expect the following monthly rents:

- one- or two-bedroom apartment:  600-900
- studio:  400-650
- room in a student house:  300-400
- house: > 800

Of course rents depend on the property location. The city centre and south-west districts tend to be the most expensive. On the other hand, the north-east, north-west and south-east areas are often more budget friendly. In addition, rents for short lets tend to be higher than those for long lets as short-term rentals are usually fully furnished.

Note that in the Netherlands, rent is usually paid at the end of the month in advance for the following month. Further, a deposit of one- or two-months' rent is also common.

Availability

In principle you should be able to find suitable accommodation quickly since there are always enough rental properties on offer. However, August/September and January/February might be slightly more difficult due to the arrival of many new incoming students and university staff.

If you plan to arrive in one of these months we advise you to start looking for accommodation as early as possible. You could also consider booking temporary accommodation for your first month allowing you plenty of time to explore the Maastricht housing market after your arrival.

2.2 Buying

Buying a house might be a suitable option if you stay in the Maastricht region for more than five years (due to the start-up costs involved). Please find information about buying a house in the Netherlands in the following sections.

Costs

House prices in the Netherlands vary highly across the different regions. To buy a house in the Netherlands, you probably need to apply for a mortgage. For EU citizens, a mortgage application is almost identical to that by a Dutch citizen. For non-EU citizens, though, obtaining a mortgage might be a bit harder. For more information, visit this [website](#). The buyer generally pays the purchase price plus extra costs (approx. 10% of the purchase price), including transfer tax, notary fees, bank fees, etc. Some of costs are tax-deductible. On completion, both parties sign a transfer contract and the notary informs the Land Registry. The whole process can take just two to three months.

Availability

The Dutch housing market, like more international housing markets, is currently slow. As many houses are available, the prices drop. This might change again in a couple of years. The best thing to do for advice on when, where and how to buy a house is to contact a real-estate agency.

Searching for the right property

When you consider buying a house, you best orient yourself via [Funda.nl](#). This is a real-estate website that lists almost all properties available in the Netherlands. It is common practice in the Netherlands to appoint a real-estate agent (*makelaar*) to do the majority of the work. S/he will look for appropriate housing, arrange viewings and suggest where to look and what to focus on. These agents work on the basis of a 1-2% commission of the house's purchase price. See [www.nvm.nl](#) for useful information about real-estate agents in English.

Examples of real-estate agencies in the Maastricht region:

[Ruth Visschedijk Makelaardij](#)

[Ruijters Makelaardij B.V.](#)

[Tom Gilissen Makelaardij B.V.](#)

Maastricht University is not responsible for any support or advice given by third parties.