



## Welcome to Haagse Houtzicht!

We are excited to welcome you to this beautiful new development located in residential area Mariahoeve. We thank you in advance for taking an interest and will be happy to further inform you about this project.

On the website [www.haagsehoutzicht.nl](http://www.haagsehoutzicht.nl) you will find extensive information about the building's characteristics and special features, and about the various apartments, as well as their floor plans.

## REGISTER

If you are interested in renting an apartment in this wonderful development, we kindly request you to complete the registration form and provide it to us with the attachments mentioned below. The closing date for submitting the registration form and all the additional documents is **10 December at 5.00 p.m.**

In the week of **16 December**, the allocation will take place and we will inform you whether we can assign an apartment to you. You can send the required documents to us both by e-mail and by hard copy:

- A copy of a passport, driver's licence or any other ID;
- A recent employer's statement, not older than 1 month;
- 3 recent paychecks;
- If you are retired, we would like to receive a recent annual statement of your AOW (General Old Age Pension) and / or any other pension(s);
- A mortgage or tenant statement;
- IB 60 form from 2018 (income statement);
- A recent bank statement showing that the income is remitted into that bank account;
- An extract from the municipality's Personal Records Database (BRP).

If you wish to rent the property with a partner, we would like to receive the above-mentioned documents from both you and your partner.

### Are you an independent entrepreneur?

Instead of the employer's statement and paycheck, we would like to receive your annual figures from the past 2 years from a certified accountant as well as an extract from the Chamber of Commerce.

### Preferred addresses / provisional street numbers

You can specify a number of preferred provisional street numbers and/or addresses on the registration form. We try to take this into account as much as possible. You have the opportunity to tell us about your preferred addresses. In order to increase your chances, we advise you to make use of this opportunity. The lessor allocates the properties.

### What are the income conditions for renting a property?

- As a general guideline for the income standard, the gross monthly income (from permanent employment, excluding bonuses, royalties and holiday payments) must be **at least 3.75** x the basic monthly rent.

- Gross monthly income is understood to mean all sources of income that are designated as such for private individuals in the tax regulations, minus any payment obligations, such as alimony, mortgages, personal loans, etc. All assets that are considered as such in the tax regulations for private individuals are understood as capital.

- The following applies to dual-income couples:  
The second income can be counted for 75%.

- The following applies to pensioners:  
The income must be at least 3.75 x the basic monthly rent. The second income also counts for 75%.

- Additional overtime income is only counted if it is a professional income and is a structural part of the annual income.

- Housing type B and C requires a housing permit from the municipality of The Hague. You can find the conditions and how this works on the website of the municipality. You must apply for this housing permit yourself.

### **Deposit**

A 1-month deposit is required. An additional deposit or bank guarantee may apply. This depends on your personal situation.

### **Private equity**

If you only have private equity, then 10% of this equity (minus any payment obligations) must be equal to the amount that would apply to you if the applicable gross income requirement applied to a non-self-employed person would apply.

If, in addition to your own income, you want to use your private equity to meet the income requirement, you can add 10% of your equity to your gross annual income. In both cases, you must prove the shareholders' equity to us with a copy of a bank statement. If the equity is included, a deposit of at least 3 times the (basic) rent applies.

### **Rental agreement**

If a property has been assigned to you and you accept it, we will send it to you digitally to be signed.

### **Do you have any questions?**

Do you have any questions or comments regarding the above, the price list or the website? Please feel free to contact Frisia Makelaars or Mares Makelaars.

