



Amsterdam Beautiful
Prinsengracht 683 bg, 1017JT
Amsterdam, the Netherlands
Tel: 020 330 7338
Fax 020 330 5750
info@amsterdambeautiful.nl

Rental Conditions & Registration

Look at our [apartments portfolio](#) and reserve your home or [register](#) and tell us what kind of property you are looking for. We will e-mail you tailored results.

Rental prices listed in our portfolio are per month of tenancy. Unless specified, rental prices do not include gas/electricity, water, TV subscriptions or Internet.

PAY-AS-YOU-GO FEE: Our commission fees are structured - meaning you only pay commission on the rental period and extensions you sign for.

This offers especially attractive rates for apartment rentals of less than twelve months.

N.B. On an increasing number of apartments commission is currently at 50% DISCOUNT

Deposit: Unless otherwise stated, or for rental periods of 4 months or less, the security deposit is normally equal to two months rent. Initially paid to Amsterdam Beautiful, this is then transferred and held by the landlord until the successful check-out, after which it is returned to the bank account of the renter.

Commission: When suitable accommodation is found by Amsterdam Beautiful Property Rental and the rental contract has been signed, commission is due to us at the following rates:

- up to & including 1 month = 15% commission (+BTW) on full monthly rental
- 1 month up to 3 months = 12% commission (+BTW) on monthly rental
- 3 months up to 6 months = 10% commission (+BTW) on monthly rental
- 6-12+ months = 8% commission (+BTW) on monthly rental

Example: Rent = Eu.1000. Period = 8 months. Rate = 8%.
Rent (1000) x Period (8) x 8% = Eu.640.- excl. TAX

The commission amount will be calculated in advance to the signing of the agreement. The amount will be based on a percentage of the rental price and the number of months agreed upon in the rental contract. We charge commission only over the first 12 months rent.

Initial payment: The first payment normally consists of the security deposit, the first months rent, and commission over the agreed upon rental period.

If the initial payment has not been received on the date of commencement of a rental agreement, keys cannot be given to the occupant. The amount in the initial invoice will legally remain due to be paid.

Extensions: Extensions can be made on request. On extension of the rental agreement a commission (percentage of the rental amount) will be due and charged for each month of the extension at the appropriate rate. Monthly commission will be charged for rental extensions up to but not beyond the 12th month of tenancy.

Commission payments are subject to 19% BTW (Value Added Tax).

Conditions: Tenants must be 18 years of age or older and in possession of a valid visa or residence permit. This must be provided to Amsterdam Beautiful on request.



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Price negotiations or tenancy annulations occurring after the agreement will not affect the agent's commission. Whilst bidding and negotiating for you we will need the following papers. Please have them ready:

If you are renting: Copy of passport and employment contract (or pay slip) from your employer. You are welcome to visit us and use our office facilities in order to make a copy of your passport.

If your company is renting: The name and contact details of the manager who has the authority to sign a contract on behalf of the company. A (recent) copy of the company's registration document from the applicable Chamber of Commerce. Accountant's or bank declaration that you or your company is able to pay the rent for the duration of the rental period. Note: If your company is paying the rent, please have your human resource or general manager write a letter stating that the company will pay the rent.

Your personal data will be handled with strict confidentiality.

Self-employed / private business owners: If you are self-employed you are kindly requested to provide us with a copy of your passport, an original audit certificate, a recent extract from the trade register of the Chamber of Commerce and a copy of your profit and loss account.

Changes: If your personal situation (in case of dual income households) or your employment status changes please notify us of the changes in writing.

Amsterdam Beautiful Apartment Services cannot be held liable for non-performance or part performance before, during or after the leasing term, this is a matter between tenant and the landlord.

Apartment details in the apartments portfolio are compiled with great care, but inaccuracies in the information listed may exist. Rights cannot be derived from listed information. No warranties or representations are made of any kind. Amsterdam Beautiful reserves the right to make changes at all times, including price changes.

Permanent residency is not allowed, all leases are temporary lease terms and the landlord/lessor has, with appropriate notice, the right to return to his/her apartment for own personal use.

Amsterdam Beautiful Property Rental cannot help students.

Please feel free to [contact us](#) if you have any questions.

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