

Tenants and owners find each other better



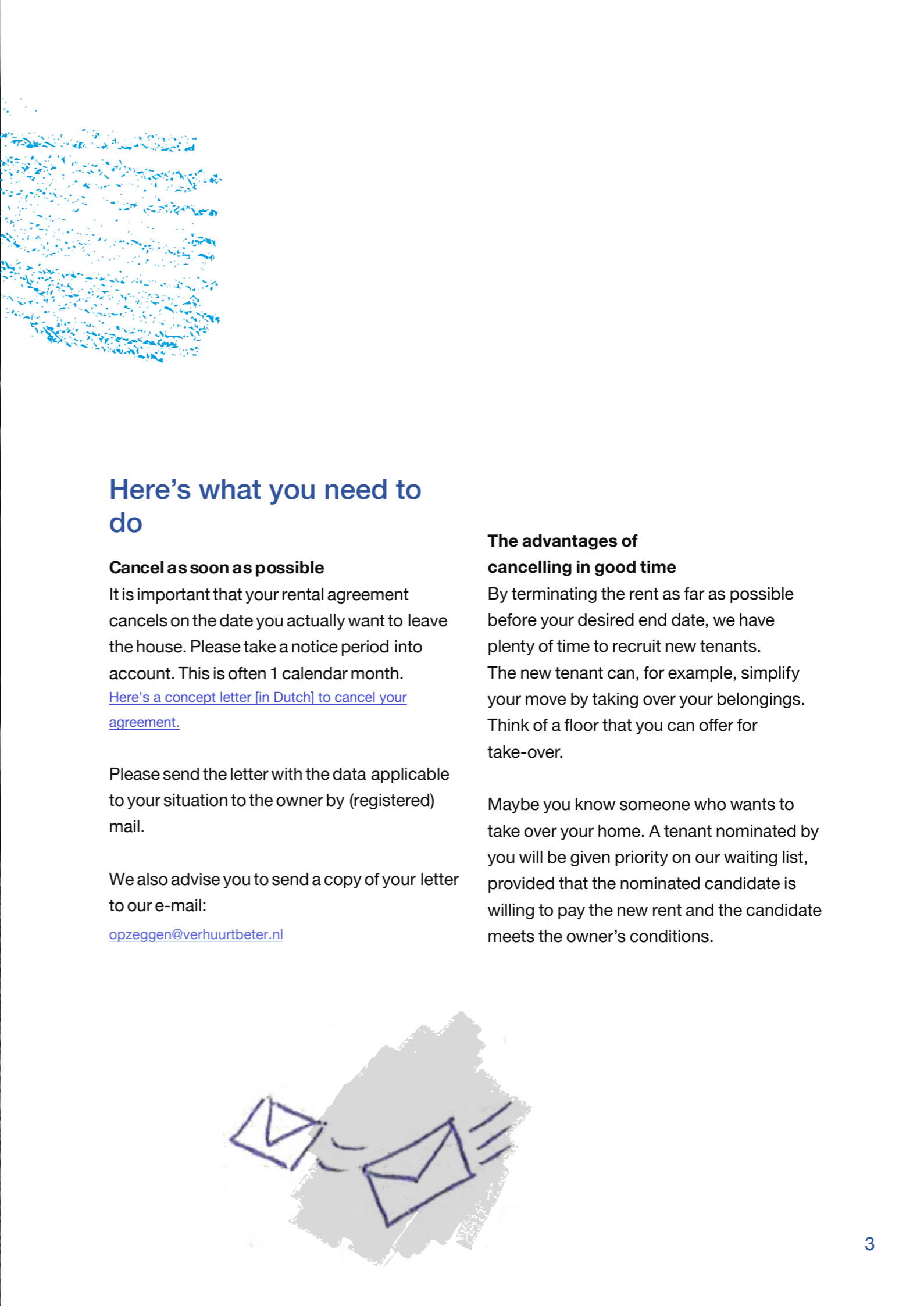
I want to cancel my rental agreement what now?



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Here's what you need to do

Cancel as soon as possible

It is important that your rental agreement cancels on the date you actually want to leave the house. Please take a notice period into account. This is often 1 calendar month. [Here's a concept letter \[in Dutch\] to cancel your agreement.](#)

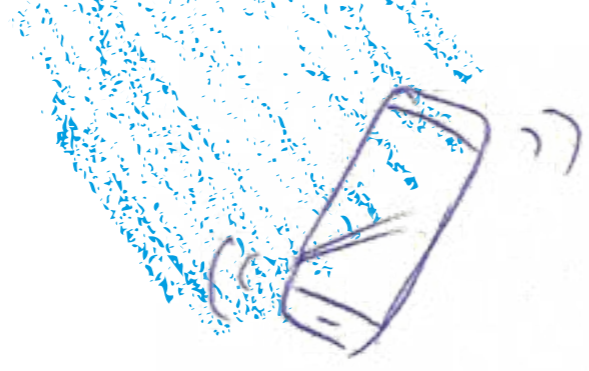
Please send the letter with the data applicable to your situation to the owner by (registered) mail.

We also advise you to send a copy of your letter to our e-mail: opzeggen@verhuurbeter.nl

The advantages of cancelling in good time

By terminating the rent as far as possible before your desired end date, we have plenty of time to recruit new tenants. The new tenant can, for example, simplify your move by taking over your belongings. Think of a floor that you can offer for take-over.

Maybe you know someone who wants to take over your home. A tenant nominated by you will be given priority on our waiting list, provided that the nominated candidate is willing to pay the new rent and the candidate meets the owner's conditions.



Pre-inspection

We'll tell you what you need to deliver

We will make an appointment with you for a preliminary inspection upon receipt of your rental termination. During the preliminary inspection an employee of Verhuurbeter will visit you. Depending on the schedule, we may also arrange for the preliminary inspection to take place by telephone. It is important that the tenant discusses this with us. During the preliminary inspection we will tell you what you need to do in order to deliver the house correctly. It may be that you still need to carry out maintenance work before delivery or that you need to repair defects.

It is also possible that you have to undo the changes you have made or taken over from the previous tenant. All these matters will be recorded by us in an inspection report. This report will be signed by you as well as by us.

You will receive a copy of the inspection report, so that you know what requirements the property must meet during the final inspection. Leaving movable property in the house is not possible. More information can be obtained from our employee during the preliminary inspection.

Undetected deficiencies?

The (telephone pre-inspection will take place while you are still living in the house. Your furniture is usually still in place. For this reason, it is possible that our employee may not be able to observe everything and may therefore overlook changes or defects or be unable to make an estimate over the telephone. If you have made changes or if damage is present somewhere, it is advisable to report this to our employee during the preliminary inspection.

Even if you are in doubt as to whether or not certain work should be carried out by you, it is best to ask us. This will prevent you from being confronted with surprises during the final inspection or being confronted with defects or changes that you still have to solve or undo.

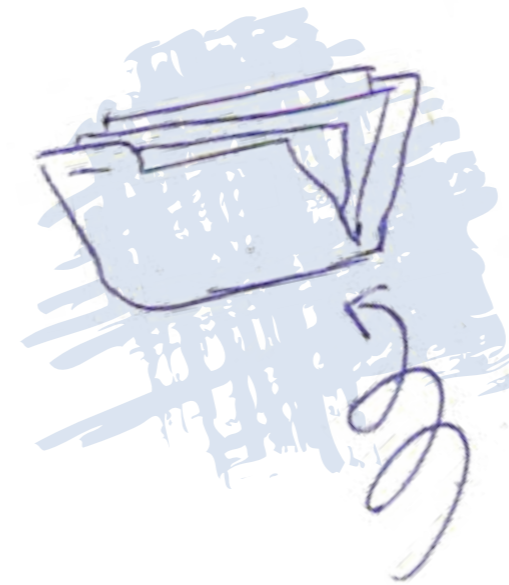
PLEASE NOTE: no rights can be derived for tenant from the pre-inspection report in relation to the final inspection.



Final inspection

You are ready to correctly deliver the property

The final inspection will take place in your home in the presence of an employee of Verhuurbeter. The presence of the tenant is essential. During the final inspection the keys to the house will be received by us and an inspection report will be drawn up. The house is delivered in correct condition when the house is completely cleared and clean by you. After this, the inspection report will be signed by both you and the employee of Verhuurbeter. After signing, you hand over the keys to the house to our employee.



What if the house has not been delivered in correct condition?

If the final inspection shows that the house has not been delivered properly by you, Verhuurbeter will charge you € 150,- for the additional performance of inspection activities. If, after this inspection, we are forced to have any remaining defects repaired, the Property manager will charge you for this work. In addition, the resulting loss of rent (due to the later delivery of the house) will be charged to you. In order to prevent this, we warmly advise you to adhere to the following guidelines before delivery.

Deposit

If a deposit has been issued at the time of entering into the rental agreement, then this is only released if the property has been delivered correctly. You must assume that after a maximum period of six weeks after completion of the house you will have the amount at your disposal again.



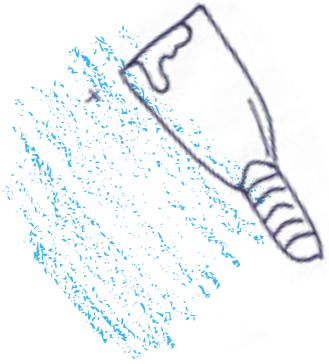


Checklist

The following points are important when you leave the accommodation you have rented:

- All items listed on any inventory list must be present in a good condition.
- All demonstrable damage to the house, such as broken tiles, damaged stucco, damage to woodwork etc. must be repaired in a clean and structurally correct manner.
- The entire house, including plumbing, kitchen and storage, must be delivered empty and clean.
- Ceilings and walls of origin are white, must be white again. Undamaged wallpaper, sauced (water-based) in a white or cream- hue is allowed. If a property is renovated after your departure, wallpaper should always be removed and holes should be completely flattened and restored.
- Stickers and the like must be removed and any damage must have been repaired.
- Nails, screws, plugs and such shall be removed from walls, floors, stairs and ceilings. All holes must be flat and well sealed.
- Curtain rails and any supports must be removed; if the resulting holes are in an unusual position, they must be flat and well sealed.
- Floor coverings must be removed; floors and stairs must be delivered without carpet residue, foam and adhesive residues. They must be broom clean delivered. If a property is renovated after your departure, floor covering can never be taken over by a new tenant.
- Dirt on the roof of the shed and in gutters must have been removed.
- Minor damage to doors must be repaired invisibly and then delivered flat and paintable. Doors with greater damage must have been replaced by new doors from comparable size and quality.
- The drains of washbasin, toilet bowl(s), shower and/or bath as well as the rainwater drains must not be clogged and must be free of soap residues and hair.
- Sandpits, ponds, non-original paving and other non-natural garden items must be removed from the garden.
- The garden must be leveled, even if shrubs and/or plants are taken out of the garden. Any waste containers must be empty and clean. Any awnings must be removed; damage resulting from this must be repaired.
- All keys to the inner doors must remain on the doors, except keys to the general entrance doors, front door, back door and storage door; these must be handed in by you at the final inspection.

Let's give some examples



Lighting

All lighting must be removed and the wiring must have a crown stone.

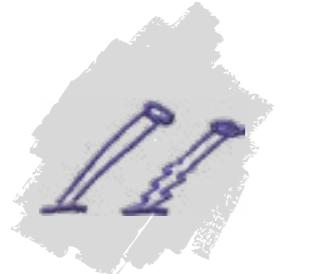
Flat and full sealing of holes in the walls

All holes in the walls and ceilings must be completely and flat sealed.



Sanitary facilities

All plumbing must be lime-free and clean.

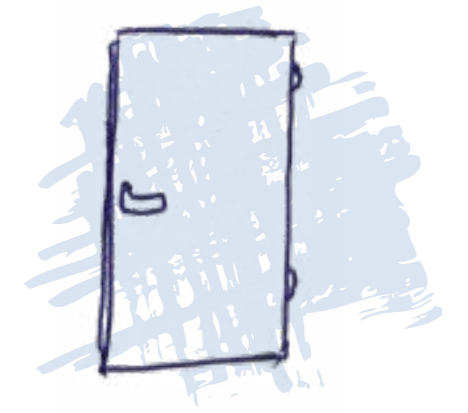


Removal of e.g. nails and plugs

All nails, screws and dowels must be removed from walls and ceilings.

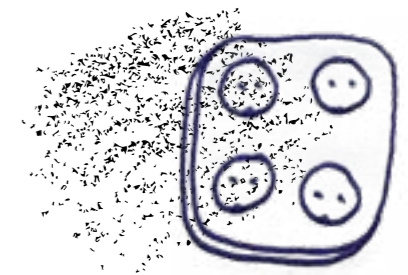
Doors

Upon completion of the house, minor damage to doors must be repaired invisibly and then delivered flat and ready to paint. Doors with larger damages must be replaced by new doors of similar size and quality.



Wall sockets and switches

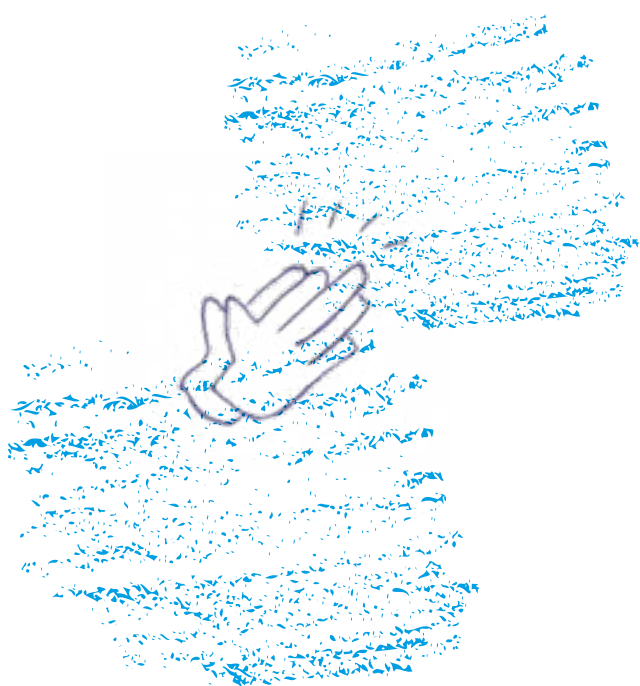
The socket outlets and switches must be left clean and in good condition. If the switch material is damaged or defective, it must be replaced.



Filters WTW installation

If the dwelling is fitted with a mechanical ventilation system or a heat recovery system installation (wtw) must be installed when leaving the house any filters and extraction points in all rooms have been cleaned.





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Want to know more?

Maybe you still have questions after reading this brochure.
Verhuurtbeter.nl will be happy to answer them.

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