



Samen werken
aan wonen
en wijken

Your stay in Breda

Housing Q&A for international students

Booking – How to Reserve and Manage Your Student Room

What if there are no rooms available?

If all rooms are currently booked, CIS cannot offer additional assistance. We recommend checking your Alwel - Login regularly, as rooms may become available again if a payment is not received within 48 hours.

What can I do if I'm looking for an unfurnished room?

Or need housing after my first year?

You can register at www.klikvoorkamers.nl. Registration is free and highly recommended, especially since your current rental agreement is for one year and cannot be extended. After your first year, you can use your registration to apply for other available rooms on that platform.

Why can't I book a room anymore due to credit card problems?

If your reservation fails (e.g. due to credit card problems), the room will automatically be released after 48 hours and made available to other students. Please ensure you complete your booking within this timeframe.

Can I change or cancel my reservation?

No, it is not possible to change or cancel your reservation once it has been completed. After booking, you are responsible for paying the full monthly rent as outlined in your tenancy agreement. Only in exceptional circumstances may early termination or cancellation be considered.

Is it possible to rent accommodation for a different period than stated on the website?

It is only possible to rent accommodation for the fixed rental periods. If you want to rent longer, you have to go through the process again with your university.

Where can I pick up my room key if I arrive after the official registration days?

If you arrive after the registration days, you should come to one of our offices. You can pick up your room key at the office of Alwel. Make sure you make an appointment by email (info@alwel.nl) to ensure that you can pick up your key. Please note that key pick-up is only possible during office hours on workdays and not during weekends.

Please be aware that Alwel will hand over all the keys to your room. Alwel doesn't keep duplicates of your keys, when you lose them we have to replace a whole new set of keys.

Can someone else pick up my room key if I can't make it?

You can authorize another student that you are familiar with to pick up your key for you. We need you to email us an authorization for that. The person who picks up the keys needs to show us the authorization email and a copy of your ID.

Send us an email containing at least:

"I, <full name and date of birth>, give <full name and date of birth of the person you want to authorize> authorization to handle on my behalf and sign the necessary documents to receive the keys of my room at <street name and house number> in <city>."

Who are my housemates?

In most cases, you will meet your roommates upon arrival, so please be patient. Of course, you can always try to find your future housemates via Facebook or social media. You can also fill in your contact information at your booking so others can reach out to you. Alwel is not allowed to pass on information about tenants due to privacy reasons.

Can we book together as friends?

It is possible to stay in the same residence; however, you have to arrange it yourself. Only students can make reservations by and for themselves; therefore, this cannot be arranged for you. We advise you to arrange it together as soon as the reservation system opens. If you and your friend make a reservation at the same time, you will probably be able to reserve rooms either in the same residence or in the same building.

Your room and facilities - what's included and how to get settled**What does my room include?**

In Easystreet:

- Furnished (bed, wardrobe, desk + chair, nightstand, and 2 lamps).
- During booking, you also ordered a linen package which includes a sheet, mattress cover, duvet with cover, pillow, and pillowcase.
- In unit 2, you have a private kitchen with a fridge and stove.
- In unit 4, you share a kitchen with a fridge and stove with others, and there is a seating/dining area.

In Vestkant:

- Furnished (bed, wardrobe, desk + chair, nightstand, and 2 lamps).
- During booking, you also ordered a linen package which includes a sheet, mattress cover, duvet with cover, pillow, and pillowcase.
- In this residence, you share a kitchen, bathroom, and toilet with 4 other housemates.
- Other inventory such as kitchenware (plates, cutlery, pans etc.), towels are not included.
- There is an IKEA nearby where you can buy necessary items. Breda also has thrift stores where you can buy kitchen essentials at reasonable prices.
- This also applies to cleaning supplies. We advise discussing with your housemates how to keep the unit clean and what is needed upon arrival. You can then make joint purchases if necessary.
- Your room is all-inclusive; this means that water, electricity, heating, and internet are included under normal usage.

Is internet included?

Internet is included for your room. If you want Wi-Fi, you need to get your own router. Upon arrival, you will receive instructions on how to use the internet.

Can I have guests stay over?

If you want to have someone stay over after the arrival period, you need to discuss this with your housemates. Note that you must be present yourself. It is not allowed for other people to use your room. During the arrival period, we request that you do not have guests due to the privacy of your housemates.

How is the building layout?

We can best show this when you arrive. It will be self-explanatory. There is at least a space near your room where you can store your bicycle; this is a shared bicycle storage area. We would be happy to show you around upon arrival.

What amenities are nearby?

For your daily needs, several useful shops are located nearby:

- Supermarket Jumbo
- Supermarket Lidl
- IKEA and the Home Boulevard for furniture, homeware, and essentials

After arrival - registration, payments, and practical tips**Register with Breda Municipality**

You can do this with a copy of your rental agreement which you'll receive via email after booking. Keep this email safe as you'll need it.

Rent

You pay in two installments if staying for 11.5 months. The first payment was made during booking. The remaining amount must be paid in January before the end of the first period. You will receive an email about this in time.

Tip: Reserve funds in advance so you can make the second payment on time without stress.

Agreement duration

Your rental agreement is for a fixed term and cannot be extended. If you plan to continue your studies in Breda after the first year, we strongly recommend registering at www.klikvoorkamers.nl. Registration is free and allows you to respond to available housing offers for the following academic year.

Waste Disposal

The Netherlands has its own waste separation and recycling system. You will find detailed information about how to sort and dispose of your waste in your residence. Please take the time to read these instructions carefully, as proper waste management is part of your responsibilities as a tenant.

Laundry Facilities

Doing your laundry depends on the building you live in:

- Easystreet:
There is a laundry room downstairs where you can do your laundry for a fee. After arrival, you'll need to create an account to use the machines. You pay per wash.
- Vestkant:
A washing machine and dryer are available in the residence and shared with your housemates.

Cleaning and hygiene

How do I clean my room?

You are responsible for cleaning your own room. Staff are not allowed to enter your room for cleaning purposes.

Who is responsible for cleaning the shared areas?

Cleaning shared facilities—such as the kitchen, bathroom, and toilet—is a shared responsibility between you and your housemates. We recommend creating a cleaning schedule together to ensure clarity and avoid misunderstandings.

Is professional cleaning provided?

Yes, the general areas of the building—such as hallways, staircases, and entrances—are cleaned weekly by our professional cleaning partner. You can find the name of the cleaning company on the information board in the common area.

What if I'm not satisfied with the cleaning?

If you feel the cleaning is not up to standard, please report it to us via info@alwel.nl.

Are there inspections?

Yes, as a tenant, you are required—according to your rental agreement—to keep the property clean and to cooperate with regular hygiene inspections. These may include checks of shared kitchens, bathrooms, and toilets.

Please note:

- The shared facilities within your unit (kitchen, bathroom, toilet) must be cleaned by you and your housemates.
- Deep cleaning of the shared kitchen(s) and bathroom(s) is carried out every six months. You will be informed in advance when this takes place