



PERFECT RENT



**Lusthofstraat  
3061WG Rotterdam**

**€ 500 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

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<b>Price</b>	€ 500 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment
<b>Living surface</b>	13m <sup>2</sup>
<b>Rooms</b>	1
<b>Bedrooms</b>	1

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.



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Neat room at the Lusthofstraat in the Kralingen district for rent. The accommodation is rented in decorated condition and is situated on the third floor at the frontside. The city centre is reachable in 10 minutes by bike and in 15 minutes by public transport. In short distance you can find the Erasmus University, several shops and restaurants, the Kralingse Plas and public transport connections.

Layout:

- Bedroom with a surface of ca. 12.5m<sup>2</sup>.
- Shared living room with open kitchen.
- Shared bathroom with toilet.

Various characteristics:

- Inventory/Decoration: carpet and curtains.
- Kitchen facilities: cooker, hood, fridge, freezer, oven and microwave.
- Bathroom facilities: shower, washing basin and toilet.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.
- The living room/kitchen and bathroom are shared with two other (male) tenants.
- There is a washing machine available for shared use.

Conditions:

- The monthly rent is € 500,-. The costs for gas, water and electricity are charged in advance on top of the monthly rent by landlord and equal € 95,-. Additional monthly costs consist for tv, internet and municipal taxes and are estimated to be around € 65,- (without any guaranty).
- Applying for rent subsidy is not possible.
- The deposit equals € 595,-.
- Habitation is possible for a maximum of 1 person only.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted.
- Renting by students is possible.

Income requirement working people:

- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.
- For employees: a remaining term of employment of at least 10 months or a letter of intent for extension.
- For self-employed persons: a confirmation of income by an external accountant for the full past financial year and the current financial year (forecast).
- In other cases one may qualify with a guarantor, or a deposit which is increased by 1 to 2 months' rent.



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Income requirement students:

- Renting by students is possible.
- Students can qualify with a guarantor or a deposit increased by 1 to 2 months' rent.

Income requirement guarantors:

- Living or working in the Netherlands.
- Sufficient income and / or ability to be able to meet the rental obligations in addition to the own living expenditures.
- Furthermore, the same requirements that apply for employees or self-employed persons.

Interested?

We schedule viewings by e-mail. This way we can give you a clear picture of the rental process. Please respond to the advertisement or email us. We normally reply within two working days. Thank you for your effort!



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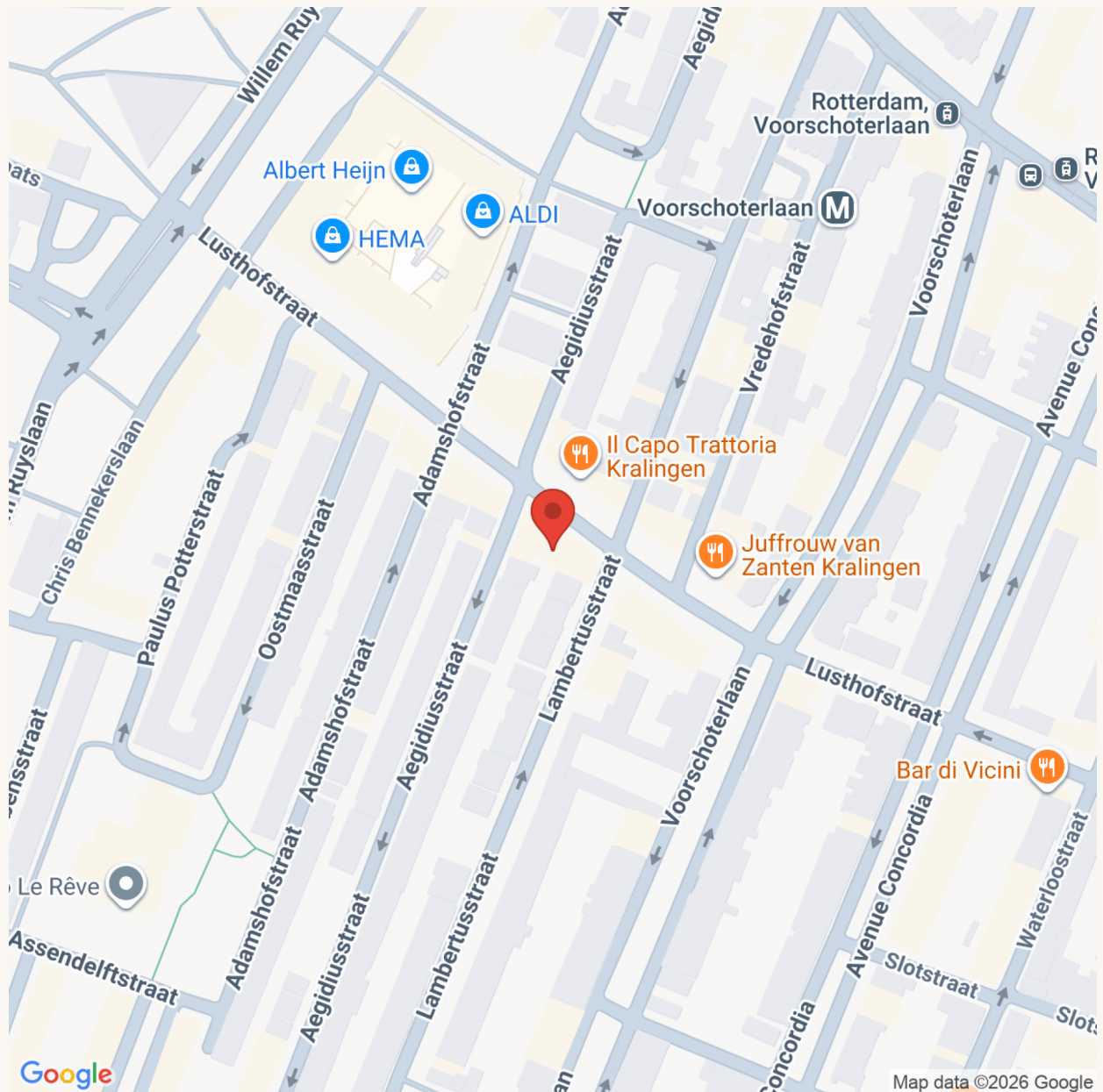
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