

# Dutch Rent Check

dutchrentcheck.nl

## Your landlord may owe you money.

Dutch law caps rent based on a point score. Around 1 in 2 private renters are above the legal limit. Most never find out. dutchrentcheck.nl gives every renter in the Netherlands the tools to check, for free, in English.

~1 in 2

private renters overcharged

~€150/mo

average monthly overcharge

6 months

window to claim a refund

### Six free tools. No account. All in English.

- **WWS Rent Calculator**

Independent dwellings. Full 12-point breakdown, legal max rent, and overpayment verdict.

- **Deposit Checker**

Deposits are capped at 2 months basic rent since July 2023.

- **Service Costs Audit**

Audit utilities, furniture, and admin fees. Verify depreciation limits.

- **WWSO Rent Calculator**

Shared rooms and student housing. Always regulated, no point threshold applies.

- **Rent Increase Checker**

Annual increases are capped by law. Check if yours was within the legal limit.

- **Demand Letter Generator**

Formal Dutch letter to your landlord, with English translation, ready to send.

### Who is it for?

#### Expats

Navigating Dutch housing without the language.

#### New arrivals

Who signed a lease without knowing the rules.

#### International students

In shared rooms or independent studios.

#### Anyone renting privately

In the Netherlands since the new WWS law (2024).

**dutchrentcheck.nl**

Free. No account. Check your rent in 2 minutes.