Gemeente Amsterdam

BEZWAAR INDIENEN

Naam	:	[redacted]
Klantnummer	:	
Burgerservicenummer	:	
E-mailadres	:	
Telefoonnummer	:	
Datum / tijd	:	01-11-2020 om 19:59:20
Vorderingsnummer	:	[redacted]
Bezwaarsoort	:	De aanslag is niet aan de correcte (rechts)persoon gericht.
Datum ingediend	:	01-11-2020
Belastingobjectnummer	:	131330
Omschrijving belastingobject	:	Holendrechtstraat 30 2, Amsterdam
Naam (rechts)persoon	:	[redacted]
Rechtsvorm	:	[redacted]
Per wanneer	:	01-01-2018
Handelsregisternummer	:	[redacted]
Toelichting	:	As per the attached contract, in 2018 the city taxes were prepaid by all tenants to the owner of the property, as part of the monthly rent. The amount paid for these taxes was 50 euro per month. See page 9 of the attached document.
Bijlage 1.	:	rental-agreement mmc 2018.pdf

[redacted]

RENTAL- and SERVICE-AGREEMENT for RESIDENTS for LIVING/LODGING start 01 January 2018
extention per 1 October 2018

Address groupsapartment + furniture: Holendrechtstraat 30 - II = 2e floor (4 rooms + 1 kitchen-room)
postcode: 1078 TT Amsterdam; The Netherlands

The undersigned:

[redacted]

who agrees to (sub)let (a) and to supply/deliver (b) to:

c. The " Lessees " or their representatives as detailed on page 5 of this rental-agreement:

who agrees to (sub)rent from (a): groups-apartment Holendrechtstraat 30 – II

1 apartment with 4 rooms, 9m2 kitchen, 1 bathroom (bath + sink + toilet), 1 toilet-unit + 1 shower in bedroom, 1 extra kitchenette inside the common livingroom, 3 m2 balcony and have 232 woningwaarderings punten WOZ-waarde 1-1-2017 **€ 357.000,00 Waardebeschikking 13243473** en **Energielabel A (Bag-ID: 36301000066**)

1 Living-room + **3 bedrooms** + fixed furniture (wood robes, floors) + **1 kitchen-room**
+ **1 main-bathroom** (1 bath-tub, 1 sink, 1 toilet) + 3 m3 balcony
+ **2e shower and 2e toilet/sink** inside 1 bedroom
who agrees to give an order for services to (b) as detailed in the supplement

Apartment hereinafter referred to as the " Apartment ".

Of vital importance of these agreements is that the **rent of Apartment + the price-list for services/deliveries** are agreed on **a maximum use of apartment + services/deliveries by 4 persons + no pets** + that Lessees are agreed with the Lessors that **NO extra person** can use the services/deliveries + apartment for living or Bed and Breakfast or equivalent subletting. All Lessees together are due **€ 500,00 per month extra (per guest) for rent and lease as penalty if the apartment (partial) is used by extra guests** for living or Bed and Breakfast or equivalent subletting. **This 4 rooms apartment + services will be used solely for living by one household** of **max 4 person,** children included, as detailed as tenant 1, 2, 3, 4 in page 6 of this agreement, with the conditions detailed in the pages 1+2+3+4+5+6, plus inventory list page 7, plus the supplement services/deliveries page 9+10, plus in the **22 pages** supplement **Regulations sharing housing 3 and more adults in expat residency Holendrechtstraat.18-20-28-30**

If in future a new co-tenant is introduced the rental-, and services/deliveries-agreements will be extend for **indefinite-time with** a extension by full calendar month under the same conditions.
This apartment have a **"geliberaliseerde huurprijs'** and there is **no rental per room** or **unfree independent housing**

1. Each of the co-tenants is personal responsible for the payment **€ 2.530,00 excl. internet starting 1 July 2018**
2. **This rental-agreement came into force per 1 January 2018.[redacted]**
   € 1.500,00 and [redacted] paid as deposit 2 x € 750,00 = € 1.500,00.
   Starting 1 July 2018 [redacted] paid monthly € 1.164,00 + € 10,00 internet and [redacted] paid monthly € 650,00. [redacted] paid monthly € 716,00.
   [redacted] per 1 October 2018 and agree to pay as well monthly € 716,00.
3. The co-tenants share the complete apartment and inventory and service-costs and are personal responsible for the full monthly housing-costs and make among each other a consensus how to use the accommodation, furniture, equipment and how to split the **due deposit € 3.000,00** and how to pay together the total monthly housing-costs as detailed in the rental-agreement. Each co-tenant get 1 set of 3 keys + can use the extra set keys to open all doors with a lock as well with gas, electricity meters (in the kitchen behind the entrée-door) + electronic-equipment

4. **The minimum rental-period for a new co-tenant is 12 month. [redacted] fulfilled this minimum rental period and can terminate rental with 1 month notice in forward. [redacted] minimum rental-period ends 30 June 2019.** If members of this housing-group like to terminate the sharing rental they have to give **1 calendar month** in advance notice to their co-tenants + copy to the lessors with a written letter or e-mail. If only 1 or 2 co-tenants want to move out the other 2 co-tenants need to give written permission by letter they agree which co-tenants can get released from the rental- and payment-conditions and they take over the payment-duties.

5. The Lessees and the sub-tenants are responsible that they will enter in the "Gemeentelijk Bevolkingregister Amsterdam" starting on the day of the rental-agreement as a resident by the Registration-Office City Amsterdam Dienst Basisinformatie. Each co-tenant has to proof within 2 weeks the registration in the "GBA" with a statement first registration "Artikel 65" + statement "Burgerservicenumber" or with the statement "verhuizing"
When a co-tenant does not finish the proceeding of registration "GBA" this co-tenant due the penalty by the Counsel Amsterdam + the real costs of the solicitor + court fee that Lessors and owner have to pay.
In case of termination rental the agreements shall terminate on the last day of each month at 09 am.
In case the last day is a Saturday or a Sunday the rental agreement ends on the last Friday at 11 am

6. All tenants and new co-tenants are aware that Counsel Amsterdam give strictly rules how tenants have to live as a household and how they have to share one apartment with more than 2 adults and how they have to split the total-costs and how many persons maximum can live together in one apartment and how they can sublet partial their apartment and how they can rent legal per night to tourists partial rooms inside their apartment.
Counsel Amsterdam allow since 2014 maximum 40% of the floor area can be used for commercial business at home like a lawyer or consultant or software designer or therapist or bed & breakfast if the tenants also life in the apartment. But the owner do not give permission to have any business or bed & breakfast in the apartment.
The tenants are responsible to respect these rules and to accept new regulations **if Dutch Law order to do so**.

7. The tenants have really to live in the apartment and have to store personal belongings inside the apartment.
By Dutch Law co-tenants can stay out of the Netherlands maximum 240 days in a period of 12 months without to deregister from "GBA" if they wish to extend their rental.
The tenants have to give notice to the Lessors if they are for a period longer than 1 month not staying in the apartment because of vacation or work in another Dutch city or work in another country or illness.
The tenants need written permission of the owner to sublet a room inside the apartment. Sub-rental from the complete apartment is NOT permitted. Also not during the period that all tenants are not staying in the apartment because of vacation or work in another Dutch city or work in another country or illness.

8. The tenants are responsible that only persons who are legal in the Netherlands will stay in the apartment and that the apartment only will be used for living. Not permitted is use for commercial business or commercial Hotel or commercial Guesthouse. The tenants due the penalties given by the Counsel Amsterdam + the real costs of the solicitor + court fee + administration costs that Lessors and owner have to pay if the tenants used the apartment against the Dutch Laws such as "het bestemmingsplan" + "de huisvestingswet" + "de woningwet" + "de huisvestingsverordening Amsterdam" for example to grow weed or to deal drugs or to offer prostitution or to do commercial business in more than 40% from the floor area, or to use for Air-bnb-services or Bed & Breakfast. Be aware these penalties can raise to € 20.000,00 and to € 75.000,00 "dwangsom" per co-tenant.

9. When the (co)tenants sublet their apartment or rooms as a matter of lodging or as a matter of holiday-exchange they due Tourist-tax to the City-tax department + BTW-tax to the National-tax department. The Lessors are not responsible if these Tax-departments give order to the Lessors to collect due taxes from the payments received from lessees/sub-tenants or agents. **Sublet is not permitted without written permission of the owner.**

10. **Each co-tenant is personal responsible for the monthly payment of costs services / deliveries + "gemeentelijke heffingen" for the whole apartment on the 1e day of each month.** If the tenants by mutual consent spread the costs, still all tenants are personal responsible that the total-costs services + bills deliveries will be paid, also in cases of vacation or illness or if a co-tenant terminate the rental.

11. All tenants are responsible when a co-tenant moves out that all monthly rents and servicecosts are paid to the lessors PLUS the real costs of consumption tap water, gas, electricity, "gemeentelijke heffingen" will be recalculate and that the negative balance will be paid on the day of termination. A positive balance will be refund. The tenants refund to the co-tenant who move out the partial deposit AFTER all due payments are fulfilled including final cleaning cost. The co-tenant who moves out due the costs of final-cleaning, repair damages, replacement from lost or broken items and have to pay on day departure otherwise these costs will be deduct from the € 3.000,00 deposit.

12. If the other co-tenants extent their living in the apartment they have the duty to introduce up-following co-tenant(s) with the condition that also the new co-tenant have to fulfill **the 12 months minimum-rental period** because rental short stay and is not permitted by the Dutch housing law. **If no up-following cotenant is introduced all other co-tenants still have to pay together the total rent and service-costs without any deduction.** The co-tenants make each month an arrangement how they split housing costs among each other. All co-tenants are responsible for payments of the fully rent + lease-price + services + bills deliveries and "gemeentelijke heffingen". The Lessors never will sublet the apartment partial. The Lessors have the right to refuse a request to accept a successor co-tenant if there is a suspicion of addicts or of inconveniences for staff / neighbors or if there are reasonable doubts that the apartment will be kept in a clean and good condition or doubts that the payments that are due by the new co-tenants will be periodic received by the Lessors on each 1e day of the month.

page 2

13. The Lessors have the right to order that a new co-tenant or successor or extra guest from the tenants who will use the apartment sign a supplement belonging to this rental-agreement that also the successor and guest and **new co-tenant accept and respect the rental- and service-agreements and the 22 pages supplement with regulations.** The Lessors have the right to collect payments from the lessees or the successor or new co-tenants for the (extra) lease-price and the (extra) costs services + deliveries and the basic-rent and the "gemeentelijke heffingen".

14. The rent + lease-prices are fixed for 12 month and will increase 1 time per 12 month in the up-following year. The costs 3e parties like deliveries and services and "gemeentelijke heffingen" can be changed on each first day of an up following month in case of a higher or lower consumption or higher or lower costs.
But tenants always have to pay the real costs. **This is NOT one all-in rental-agreement.** If the costs are less tenants get an refund if the costs are higher tenants have to pay extra for the extra consumption.

15. The **totally rent + lease-prices + costs services, deliveries, "gemeentelijke heffingen"** (as detailed in the supplement) **are due per month.** The first full month + the deposit **€ 3.000,00** have to be paid before the set keys will be hand over. The payments for each subsequent month are due in advance at latest on the 1e day from the up-following month. Cash-payments are not possible. Banks start an investigation if Lessors drop cash in the bank-account. Cash-payments get an extra charge for administration-costs **€ 25,00.** Payments only by bank-transfer in Euro. Payments by credit-card or traveller's-cheque are not possible.

16. The co-tenants share and due all costs of basic-rent + lease-price + "gemeentelijke heffingen" + bills deliveries + services as specified in the service-agreement. The co-tenants can split the total costs among each other but pay to the owner ONLY by Bank-wire with an **periodic transfer order** each first day of each up following month.

17. The Lessors herewith obliges and authorize the Lessees to pay the first period and the subsequent periods rent + service costs including the guarantee specified in Section 20 of this agreement by transfer to the bank-account of M.M.C. b.v. or to the owner of the apartment. These obligations are herewith accepted by the Lessees, the tenants and the sub-tenants. **Periodic transfer order:**

[redacted]

Referency: **Rent + Lease + Services Holendrechtstraat 30 – 2e floor + month + name co-tenant**

Total due rent + lease-prices + service cost monthly during period **01 July 2018** till **30 June 2019** are **€ 2.530,00**

EUR two thousand five hundred thirty (*inclusive prepaid service cost*) **Internet not include**

One time per 12 month the basic rent can raise. **The last time was per 1 July 2018.**

(a) Basis rent for apartment **€ 2.127,00 per 1 July 2018 (raised 5,3%; was € 2.020,00 since 1 July 2016)**

(b) Lease furniture + equipment with no BTW-tax charges **€ 98,00**

(c) prepaid services/deliveries till 31 Dec 2018 = € 305,00 (raised € 13,00; was since 1 July 2017 € 292,00)

The service costs are not fixed and can raise each month if prices or taxes change.
MMC b.v. recalculate the real consumption calendar year with the prepaid amounts each January.

18. The payments for a subsequent period or a new rental-period have to be paid to the Lessors at latest the day before the subsequent period start or a new rental-contract shall come into force.

19. In case of no-payments the lessor can order the rental- or the services/deliveries-contracts expire on the last day at 11.00 am of the last paid rental-period. If tenants refuge to accept this order the owner go to court.

20. The Lessees and tenants shall not rent nor give in use nor sub-letting the apartment in whole or part to any third party nor family-member nor colleagues nor friends nor to tourists or equal coach-services.

21. If the Lessees sublet the apartment as a matter of holiday-exchange, bed & breakfast the tenants due to the Lessors a extra penalty = **€ 50,00 per tourist per day.** In all cases the Lessees are not allowed to sublet the apartment or rooms without a written permission from the Lessors as detailed in section 6 + 7 + 8 + 16 + 19.

22. As security for fulfilling any and all financial obligations by the Lessees and the sub-tenants, in accordance with the rental- and the lease- and the service-agreements, the Lessees shall be liable, upon execution of the agreement, to pay as a deposit the sum of **€ 3.000,00**. This amount can be paid to MMC b.v. in 3 parts: on date sign rental-agreement **€ 1.000,00** + date **hand over keys the final € 2.000,00** upon execution of the rental-agreement. This **deposit** will be returned after termination rental-agreement within 2 weeks by internet-banking to the personal bank-account of the co-tenant who has paid (partial) the deposit. Return keys + accommodation between 08.00 am and 11.00 am on Monday to Friday. The accommodation to return in fully clean and good condition in same state as given to the co-tenants on the day when keys were handover for the first time. Kitchen, cutlery, pots, dishes, kitchen-equipment, fridge, wood-robes (inside/outside), floors, bed linen, curtains, furniture, shower, bath, toilets, tails, wall-painting, doors, windows, mirrors all fully clean. No damages. No missing-items. All bulbs-lights working. No trash, bottles, paperwork, personal belongings, bikes left behind. Garden free from vegetation, items in good condition. All cupboards empty + fully cleaned.

23. It is further understood and agreed that the last month rent has to be paid in forward and that **the tenants have no right to use the deposit to pay the final rent + lease-price + costs services + bills deliveries + gemeentelijke heffingen"** The Lessors have the right to deduct all due costs final cleaning, repairs and not received due payments from the deposit.

24. Upon termination of the rental-agreement the guarantee and deposit **€ 3.000,00** will be reimbursed by the Lessors or their representatives within 30 days, provided that the Lessees and the sub-tenants have fulfilled all their obligations in accordance with the terms and conditions of this rental-agreement on the date that the complete apartment, furniture, equipment, key-sets have to be returned complete in a clean and good condition without damages. The deposit to refund AFTER the apartment and the inventory is complete cleaned and repaired.

25. In case that either of the parties to this agreement fail to observe or commit any breach of, any term, condition or provision of the agreement, law, local bye-law and/or customary practice, the other party shall be entitled to enforce termination of the agreement in a court of law. The defaulting party shall be obliged to hold the other party harmless for any and all damages suffered or incurred as a result of the default and/or premature termination of this rental-agreement. The Lessees and the sub-tenants shall be obliged the Lessors and there representatives for any and all costs suffered, incurred, paid or assumed in or out of court or assumed to the Dutch-Government Tax-department or the City Amsterdam Tax-department as a result of default or subletting, or visiting-guests. All these costs shall be for the account of the Lessees and the sub-tenants. In the event of no or overdue payment of any amount **the Lessees due 1% per 30 days as interest** + **the extra-judicial costs** between the parties shall be fixed at fifteen percent **(15%)** of such due-amount with the minimum of the costs of 1 administration-hour = **€ 65,00 (price raise with the inflation)**

26. The Lessees and sub-tenants herewith declares that when they accept the set keys the Apartment has been put at their disposal in a state of good maintenance and fully clean condition, and is fully furnished in accordance with the photo-gallery made on day hand over keys. The Lessees and sub-tenants herewith warrants that the **Apartment** shall be on their behalf maintained in a good and clean condition and that the **Apartment** will be cleaned minimum once a week but the **kitchens/bathrooms/toilets minimum twice a week** and the **cooking-equipment + kitchen-floor, pots, dishes same day after use.** The Lessees and sub-tenants warrants that seven days before the maturity date of the rental-agreement, the **Apartment** shall be in the same state of good maintenance and clean condition, and fully furnished as at the commencement of the agreement, to be evidenced by the afore mentioned inventory. So that on the final day of termination no special cleaning-service has to be organized. If not, the Lessors will order professional cleaning on the costs of the co-tenants which move out who also have to pay the rent + service costs for the days until all is in clean condition.

27. The Lessors shall be entitled, upon seven days before the maturity date of the agreements, to order, organize any professional cleaning and reparation for the **Apartment** and to charge the costs to the account of the Lessees and the sub-tenants. Provided that such cleaning, reparations are necessary to deliver **Apartment** in clean and good condition at the maturity date.

28. With the exception of normal wear and tear, the Lessees and sub-tenants shall he liable and responsible for any and all damage, loss and dirtiness to the **Apartment**, including the furniture and equipment, as well as the maintenance of the sanitary fittings, plumbing and drainage of central-heating/warm-water system and networks for phone/fax/internet cable-television/radio/intercom, where such damage to or maintenance of, is due to circumstances belonging to the control of the Lessees.

29. The Lessees and the sub-tenants shall not be entitled to keep pets **(no pets)** at the **Apartment** *nor to be rebuild or change the Apartment* nor to take away or change the furniture + paintings nor to change the use of the Apartment as accommodation solely for living nor to allow others to do so.

30. The Lessors shall be held harmless against the consequences of damages and dirtiness and opposition caused by third parties, violence, nature. fire, water, smoke to or theft or invisible defects:

    a- of goods belonging to the Lessees, sub-tenants or their representatives, successors and their permitted licensee and assignees;

    b- to the Apartment **and the inventory + garden** including the consequences if the Apartment or the furniture, equipment are not available as mentioned in the rental-agreements.

31. The **Lessors (a + b)** shall be liable and responsible for the payments of and premiums for fire + storm for the items at the inventory list, and taxes on name owner for land-draining + real estate property. Not for burgarly.

32. The **Lessees (c)** shall be liable and responsible for the payments and charges for **"leveringen en diensten" =** deliveries of gas, electricity, tap-water, cable-television, internet network, **"gemeentelijke huurdersheffingen"**

33. The Lessees and sub-tenants shall be liable and responsible for the interior maintenance of the **Apartment + garden + the Inventory** as well as for minor repairs as specified in article 169 of the Dutch Civil Code up to a maximum of the real costs as determined by an expert or mentioned in de rental- and lease- and service-agreements including call-out charges and Value Added Tax (BTW).

34. The Lessors shall be liable and responsible for the maintenance of roofs, rain-drainpipes, underground pipes, gutters, outer walls, partition walls as well as possible defect to outer wall doors/windows outdoor painting, central heating, warm/cold water and electricity installation and damages/defects caused by nature.

35. **The Lessors + their representatives shall be entitled,** to have **access to the Apartment** for viewing and or to have work undertaken, in the event of intended re-letting, sub-letting, co-occupation or inconvenience behavior or required cleaning/services/repairs or improvement work or inspection of maintenance/cleaning or inspection of the identity of occupants **PLUS daily to use the storage house.**

36. This rental-agreement will automatically terminate on expiry date or will terminate in case of facts mentioned in **section 8**, provided that the Lessees and sub-tenants are notified in advance by the Lessors or will expire in case of no-fully-payments on the same day when payments are due.

37. The rental-agreement will be terminate the same day with no right of refunds from the rental-payments for the remaining part of the paid period in case that:

    a- guests or pets are in the Apartment without written permission from the Lessors
    b- the whole or a part of the Apartment is in use by a third party.
    c- the Apartment is not only used as accommodation solely for living.
    d- there is any inconvenience raise by Lessees, sub-tenants or there guest or pets, such as noise, violence, drunkenness, parties, drugs, addicts, stalking, trash, dirtiness and other forms of serious nuisance to any neighbor, guest, inmate, housekeeper, staff, landlord, owner.
    e- payments for guarantee, deposits, rent, services, taxes, deliveries are not received at maturity.

38. In the event that this rental-agreement shall have, as a consequence, that the Apartment or courtyard shall be co-occupied or sub-let, the Lessees and sub-tenants warrants that the use of the Apartment + courtyard is authorize by the Dutch-Law and the local Bye-Law or the customary local practice or the local policy.
    If there is due any charges or taxes to the Dutch- or Local-government in case of co-occupation or sub'let, the Lessees and sub-tenants shall be obliged to hold the Lessors and there representatives harmless for any costs including tourist-tax, BTW, "dwangsommen" or penalty payments.

39. This rental agreement shall be governed by the laws of The Netherlands and any dispute arising from its application shall be brought exclusively before the court of the judicial district of Amsterdam, The Netherlands.
    If no new residential address is given to the Lessors all letters will be addressed to the Apartment

Agree with the conditions 1 till 39 of this Rental Agreement + brochure sharing housing regulations Amsterdam and equipment / maintenance (22 pages) + photo-gallery furniture/equipment + inventory list supplement services/deliveries + the rent € 2.127,00 + the lease furniture € 98,00 + "services" € 305,00 :

Co-tenants made together arrangements about use and maintenance and cleaning of the facilities, inventory payments of the gross rent inclusive bills, taxes municipality € 2.530,00



Woningwaardering 1 juli 2018: Holendrechtstraat 30-II = 4 kamers + 1 keukenvertrek + balkon

De woning is ingemeten door het secretariaat van de Huurcommissie
Er zijn geen aftrekpunten volgens de richtlijnen van de Huurcommissie
Huurliberalisatie grens 1 juli 2017 = 146 punten
Hier geldt geen maximaal redelijke huur. De verhuurder kan een marktconforme huurprijs overeenkomen.

			PUNTEN
woonkamer watereenheid 1 (tuinzijde rechts van trap)	22,10		
slaapkamer watereenheid 2 (straatzijde rechts van trap)	7,80		
slaapkamer watereenheid 3 (straatzijde links van trap)	9,20		
slaapkamer watereenheid 4 (tuinzijde links van trap)	14,00		
keuken watereenheid 5 (tuinzijde)	9,10		
badkamer 1 (bad + toilet 2,4 m2) -/- 1 m2 punt	2,40	min 1 punt	-1,00
badkamer 2 (douche + toilet 2,0 m2) -/- 1 m2 punt	3,00	min 1 punt	-1,00
totaal	67,60	m2	68,00
balkon: 2,6 x 1,5 = 3,5 m2			2,00
CV verwarmde vertrekken: 5 + 1 badkamer			11,00
keukens: aanrechtlengtes 300 cm + 360			21,25
sanitair:			19,00
energielabel A (Bag-ID: 363010000669976)			32,00
WOZ-waarde peil 01-01-2017 (**€ 357.000,00 / € 8.747,00**)			40,81
WOZ-waarde peil 01-01-2017 (**€ 357.000,00 / 65 m2 / € 135,00**)			40,68
afronding WOZ			-0,49
totaal 30 - II = 2e etage			**232,25** punten

Keuken 9,6 m2	
Het aanrecht is langer dan 2 meter	7,00
Inbouw koelkast 1 stuks	0,00
Inbouw vaatwasmachine 1 stuk	1,25
Inbouw kookplaat (gas/elektrisch) 1 stuks	0,50
Extra enkele kast 5 stuks	1,25
Keuken in woonkamer	
Het aanrecht is langer dan 2 meter	7,00
afzuigkap recycling 1 stuks	0,50
Inbouw combi oven/magnetron 1 stuks	1,50
Inbouw kookplaat (gas/elektrisch) 1 stuks	0,50
Extra enkele kast 7 stuks	1,75
	21,25
Sanitair	
Toiletten 2 stuks	6,00
Wastafels 2 stuks	2,00
Bad met douche 1 stuks	6,00
Douchecabine 1 stuks	4,00
Kastje met ingebouwde wastafel 2 stuks	0,50
Extra wandtegels 5 m²	0,50
	19,00

[redacted]

date signature: **26-09-2018**

date signature: **26-09-2018**

date signature: **26-09-2018**

date signature: **26-09-2018**

[redacted]

Page 7 **Inventorylist** **total monthly lease-price during 42 months period 1 September 2014 to 31 August 2019 = EUR 98,00 2e hand Value furniture equipment per 01-01-2018 = € 6.000,00**

Polisnummer inboedel-verzekering : 745/0096362 premie 3 promille

Address groups-apartment + furniture: Holendrechtstraat 30 - II = second floor
(3 bed-rooms + 1 living-bedroom + 1 kitchen-dining-room + 3,5 m2 balcony)

postcode: 1078 TT Amsterdam; The Netherlands

living room: bank 200 cm met onderlade en rode overtrek + 2 rode kussens
tafel beuken 100 x 200 cm met 2 stoelen zwarte bekleding, glazen salontafel
LCD tv 90 cm breed + remote control. 2 gordijnen + rails
2 garderobe kasten 2 deur 90 x 200 x 60 cm + 2 opzet kasten 2 deur 90 x 55 x 60 cm
1 kluisje met 1 sleutel + 2 deur koel vries combinatie; laminaat vloer beuken
1 open kast draaibaar tot 60 x 60 cm beuken / groen (4 plankjes weg)
inbouw combi magnetron, inbouwgaskookplaat, senseo, waterboiler, 6 persoon servies / bestek / pannen, 1 tafel lamp, 2 vier spots plafond armaturen incl. lampen, 2 tl-armaturen

bedroom ensuite: Hoogslaper maatwerk + matras 140 x 200 cm + rails, gordijnen
gaderobe kast met spiegeldeur 50 x 200 x 60 cm, laminaat vloer 2m2 beschadigd
drie spots plafond armatuur, 3 extra armaturen, 1 tafel blank hout 80 x 150 cm

main bedroom: opklapbed + matras 140x 200 cm, flatscreen TV new 2018 – Salora 40 inch FHD - LED
fauteuille witte bekleding, 1 tafel 80 x 150 beuken + 2 stoelen
open wand kast 180 x 220 cm beuken + 3 ladekast 80 x 80 beuken
witte gordijnen + rails + laminaat vloer beuken + 2 plafond spots + 1 vloer staan lamp

secondary bedroom: bed + matras 90 x 200 cm, tafel + 1 stoel + boeken legkast
maatwerk gaderobe kast met kunststof laden 180 x 240 x 60 cm
laminaat vloer beuken + vloer staan lamp rood + drie spots plafond
luxaflex 120 cm x 175 cm, 2e koelkast 50 cm

kitchen room: maatwerk eettafel + 4 beuken stoelen + 2e koelkast + inbouw vaatwasser + 2e magnetron
wasdroger indesit + wasmachine (2016) + inbouw gaskookplaat + combi magnetron
2 sets servies en bestek + 5 pannen + plafond armatuur + 2 wand armatuur
NEW vynil 2018 vloerbedekking in keuken, vynil 2016 in gang, 2 x luxaflex
senseo, waterkoker

main bathroom: Douchegordijn + gordijn roede, plafond armatuur, spiegel schuifdeur kastje, regendouche

balcony:

The property owner Verberne do not deliver cylinder locks for doors inside the apartment = livingroom door + 3 bedroom doors + 1 kitchen door + 1 main-bathroom door, 2e bathroom slidingdoor, 1 meter kast, 1 balconydoor Such locks are only permitted IF each of the members of the housing group have access to a spare key to access all rooms. None of the co-tenants have right to confiscate a room or facility as private rental.

The property owner deliver 1 lock with 4 keys for the entrance door apartment and 4 keys for the portiekdoor. The housing group keep available 1 spare set keys of all doors with locks hanging in the kitchen-room.

[redacted]

date signature: **26-09-2018**

date signature: **26-09-2018**

date signature: **26-09-2018**

date signature: **26-09-2018**

date signature: **26-09-2018**







[redacted]

Page 9 Suppletie overeenkomst voor leveringen en diensten: prijzen **01 Juli 2018 – 31 December 2018**

Groeps-woning: **Holendrechtstraat 30 – II = 4 rooms + 2 bath / shower / toilet-units**
1078 TT Amsterdam 1 kitchen-room + 3,5 m2 balcony

Doorberekening huurprijs € 2.127,00 + huur inventaris € 98,00 (zie inventaris lijst) met BTW vrijgesteld tarief: tot 30-06-2018 verschuldigd aan de eigenaar van het appartement **€ 2.215,00 euro** per maand te betalen aan de gemachtigde MMC European Real Estate Services (MMC b.v.) representative of the owner [redacted]

Het appartement heeft per 01-01-2018 totaal **232 woningwaarderingspunten** gebaseerd op
WOZ-peil 1-1-2017 **€ 357.000,00 Waardebeschikking 13243473** en **Energielabel A (Bag-ID: 36301000066**)

Tenants are also personal responsible for payments 3 city taxes, internet-provider, cable-tv-provider, handyman-services, indoor cleaning services, tapwater, energy-provider
MMC b.v. pay these costs ONLY after full payment by the housinggroup is received, as specified:

Specification bills 3e parties and City-taxes for tenants 2018	
Prepaid bill Essent for Gas + Electricity **starting 01-04-2018 unit prices monthly.**	
(if your consumption is higher = you pay extra, if lower = you get a refund)	€ 184,00
Tapwater Waternet + water tax **5 eenheden** = 1 kitchen + 3 rooms + 1 bath/diningroom	€ 20,50
Rent infrastructure + splitter + amplifier cable-network TV	€ 22,00
1 hour per year service-contract (excl. Weekend) 1 kettle combination heating and warm tap water	€ 4,00
cleaning leaves 2 x per year pedestrian square. Front garden + courtyard + balcony = duty tenants	€ 1,60
cleaning flights of stairs 0,75 hour per month = **€ 26,00** per hour. Change light bulbs = duty tenants	€ 19,50
replacement dead bulb lights kitchen, hall, bathrooms, toilets, rooms, portiek = **€ 22,00** per hour.	Pm
fire insurance leased furniture property owner = 3 promille	€ 1,40
Administration cost 10,9 minute x **€ 66,00** per hour	€ 12,00
delivery internet + cable-TV-signal + telephones = not include. Tenants organize and pay a provider	
Cost internet provider + hardware amplifier = **€ pm** Tenants organize and pay a provider	Pm
repair services handyman electronic equipment, furniture, washer, dryer, painting, lights = real cost	Pm
deblock service ontstoppingsbedrijf outdoor = real cost **€ 160,00 to € 200,00** incl. 21% BTW	Pm
repair services deblock indoor drain pipes, watertaps, doorlocks = **€ 48,00** per hour incl. 21% BTW	Pm
TOTAL to pay to the representative of M.M.C. b.v. inclusive 21% VAT-tax =	€ 265,00
Total-costs city-taxes for tenants **2018** per month; (co-tenants split the costs in equal parts)	€ 50,00
Total costs to pay monthly per apartment by all co-tenants (co-tenants split in equal parts)	€ 305,00

Tenants due different extra costs and payments for:
delivery internet + cable-TV-signal + telephones. Tenants organize a provider and pay the cost.
reparation-services electronica washer-, dryer-, dishwasher, microwave, cooker, TV, fridge
cleaning, indoor painting, repair or change furniture / equipment = **€ 26,00** per hour incl. 21% BTW
maintenance garden deliveries cleaning-liquids, vacuumbags, lightbulbs
replacement lightbulbs, batteries, remotes + smoke alarms
replacement dead bulb lights kitchen, hall, bathrooms, toilets, rooms, portiek = **€ 22,00** per hour.

[redacted]

vervolg op page 10 en 11

Page 10 - Suppletie overeenkomst voor leveringen en diensten vanaf 1 januari 2018
Holendrechtstraat 30 – II ; 1078 TT Amsterdam

Conform afspraak zijn de huurders van **Holendrechtstraat 30 – second floor ; 1078 TT Amsterdam** hoofdelijk aansprakelijk voor het totaal aan MMC b.v. te betalen bedrag wegens de leveringen en diensten en wegens de aan de eigenaar verschuldigde huur voor de woning en voor de inventaris.

De huurders, medehuurders en onderhuurders zijn hoofdelijk aansprakelijk voor alle schade aan of vervreemding van het gehuurde inclusief de gehuurde inventaris en de afwerking van wanden, plafonds, vloeren, deuren, kozijnen en trappen, alsmede voor het vervangen van lampen, batterijen, stofzuigerzakken e.d., het periodiek reinigen van de vertrekken, sanitair ruimte, privé buitenruimte, inventaris, cv-ketel, was-, droog-, kook-apparatuur en het schoonmaken van ramen en trappenhuis, de afvoer van lege flessen + afval en het dagelijks onderhoud conform de lijst **Servicekosten en nutsvoorzieningen en gemeentelijke heffingen voor rekening van huurder.**
(service cost and additional cost due by tenants) pagina's 5,6,7,8,9,10 behorend bij de brochure:
regulations sharing housing in expat residency Holendrechtstraat 18 – 20 – 28 – 30 (22 pages 01-01-2018)

MMC b.v. noch de eigenaar verzorgen enige vorm van onderverhuur en verlenen daarvoor ook geen diensten of ondersteuning en geen toestemming.

MMC b.v. zal 1 maal per jaar in januari een afrekening opmaken van aan huurders verleende diensten en door huurders verschuldigde bedragen die door MMC b.v. zijn betaald.

De huurders zijn gezamenlijk een waarborgsom verschuldigd aan MMC b.v. ten bedrage van **Euro 3.000,00**
Deze waarborgsom wordt door de huurders onderling verdeeld en blijft in beheer bij MMC b.v. tot de huur- en service-contracten zijn beëindigd.
Bij vertrek van een van de huurders zullen de huurders onderling de waarborgsom herverdelen en met de vertrekkende huurder afrekenen. Over de waarborgsom wordt door MMC b.v. geen rente vergoed.

Start meter gas date 11-01-2017 = 00000,x
Start meter gas date 01-02-2017 = 0162,x m3
Start meter gas date 01-04-2017 = 0594,x m3
Start meter gas date 02-05-2017 = 0764,x m3
Start meter gas date 01-08-2017 = 0934,x m3
Start meter gas date 01-01-2018 = 01720,x m3
Start meter gas date 01-07-2018 = 02568,x m3

Start meter electricity date 11-01-2017 = 000000,x
Start meter electricity date 01-02-2017 = 00259,x kwh
Start meter electricity date 01-04-2017 = 01025,x kwh
Start meter electricity date 02-05-2017 = 01359,x kwh
Start meter electricity date 01-08-2017 = 02133,x kwh
Start meter electricity date 01-01-2018 = 03468,x kwh
Start meter electricity date 01-07-2018 = 04846,x kwh

Extra due payments by tenants:

1- Zuiveringsheffing = Waternet-taxbill € 53,76 per eenheid	€ 160,00
More persons household – 3 vervuilingseenheden (ve) tariff 12 months 2018 = 53,11	€ 110,02
2- Watersysteemheffing ingezetenen tariff 12 months 2018 =	€ 313,00
3- Afvalstoffen-heffing Stadsdeel Zuid tariff 12 months 2018 =	**€ 583,02**
Total-cost city-taxes for tenants 2018 per year	€ 16,98
administration-costs collecting payments from tenants + paying the 3 tax-bills **2018**	**€ 600,00**

Ieder kalenderjaar worden de belastingen en tarieven door uw leveranciers verhoogd. Ook per 1 januari 2018.

Uw voorschot servicekosten is vanaf 1 januari 2018 opgebouwd met tarieven van Waternet (drinkwater), Liander (netwerk gas en elektriciteit). Liander en waternet wijzigen de prijzen per 1 januari 2018, 2019, 2020>
Ook de Nederlandse regering (energie en opstalwaarde), het Waterschap (ingezetenen) de gemeente Amsterdam (afvalstoffenheffing, rioolbelasting, onroerendgoedbelasting, erfpacht) verhogen de tarieven per 1 januari 2018, 2019.

Essent-energie-leverancier:
uw contract en de basis-prijzen per eenheid kWh (elektriciteit) en m3 (gas) **liep af 31 maart 2018**.
U had in de eerste week van februari 2018 moeten beslissen wie uw energieleverancier wordt vanaf 1 april 2018 en of u zelf met een leverancier een contract afsluit. U heeft het contract met Essent omgezet naar variable prijzen.

Ziggo: contract internet / TV Holendrechtstraat 30 – 3 hoog **loopt af 31 Augustus 2019**.
Alleen [redacted] heeft een afspraak met de bewoners van Holendrechtstraat 30 – 3 hoog dat zij wireless internet van hen mag gebruiken zolang zij daarvoor € 10,00 per maand betaalt. Deze € 10,00 moet op de eerste van iedere maand betaalt worden op de rabobankrekening van MMC b.v. = **NL06RABO 0102833818**

vervolg op page 11

Waternet.
De tarieven zonder meter voor drinkwater worden NIET verhoogd per 1 januari 2018. Tarieven tot 31 december 2018 =
voor 4 eenheden water = **€ 17,50** (18 – HS, 28 – III, 30 – III)
voor 5 eenheden water = **€ 20,50** (20 – I, 20 – II, 20 –III, 28 HS, 28 – I, 28 – II, 30 – HS, 30 – I, 30 – II)
voor 6 eenheden water = **€ 23,50** (18 – I, 18 – II, 20 - HS)

Uw persoonlijke belastingen:
1- Waterschap. De ingezetenenheffing verhoging van € 108,34 (per 01-01-2017) naar **€ 110,02** (per 01-01-2018)
2- Afvalstoffenheffing € 313,00 per 12 maanden (2017). Tarief 2018 € 313,00.
3- Zuiveringsheffing 3 eenheden € 158,00 per 12 maanden (2017). Wordt **€ 160,00** (2018)
4- Rioolbelasting - eigenaar € 128,00 per 12 maanden (2017). Wordt **€ 125,50** (2018)

Liander netwerk beheerder verhoogd de vaste tarieven met **€ 2,40 per maand.**
Voor netwerk-elektriciteit gaat u per 12 maanden € 252,00 betalen.
Voor netwerk- gas gaat u per 12 maanden € 192,00 betalen.
Totaal = € 444,00 per jaar is € 37,00 per maand. In 2017 was het € 415,00 per jaar. Dit is € 29,00 per jaar extra

De Nederlandse regering verhoogd de Energiebelastingen en Opslag Duurzame Energie met 25%
Dit verhoogd uw woonlasten met ongeveer **€ 15,00 per maand** per gemiddeld huishouden
*als u **niet** uw energieverbruik verminderd*

U betaalde in 2017 € 0,64 per m3 GAS. **Gas wordt € 0,6763 per m3.**

De energiebelasting op GAS gaat met 3 Eurocent omhoog + 21% BTW = 3,63 Eurocent per m3

The co-tenants pay a prepaid amount for costs delivery energy and split the real cost between each other.
Each time when a co-tenant moves out or a new co-tenant moves in the gas- + electricity-meters will be noted by the co-tenants and the real consumption-costs minus the prepaid amounts will be recalculated, split and the co-tenants mutualy settle among each other the payments.

MMC b.v. deliver only 1 time per calendar year a recalculation-bill service-costs.

Each extra recalculation-specification cost € 50,00 inclusive 21% BTW

Hieronder ziet u een overzicht van alle meterstanden die door Liander mobiel zijn opgenomen.

Opname datum	Stroom dagtelwerk (kWh)	Stroom nacht/weekend telwerk (kWh)	Stroom verbruik totaal 2018 (kWh)		Gas verbruik totaal 2018 (m3)
1-jan-18	1741	1727	3468		1720
1-feb-18	1860	1842	3702		1921
1-mrt-18	1969	1945	3914		2137
1-apr-18	2079	2076	4155		2354
1-mei-18	2182	2214	4396		2480
1-jun-18	2297	2343	4640		2546
1-jul-18	2389	2457	4846		2568
1-aug-18	2484	2548	5032		2585
1-sep-18	2580	2635	5215		2617

[redacted]