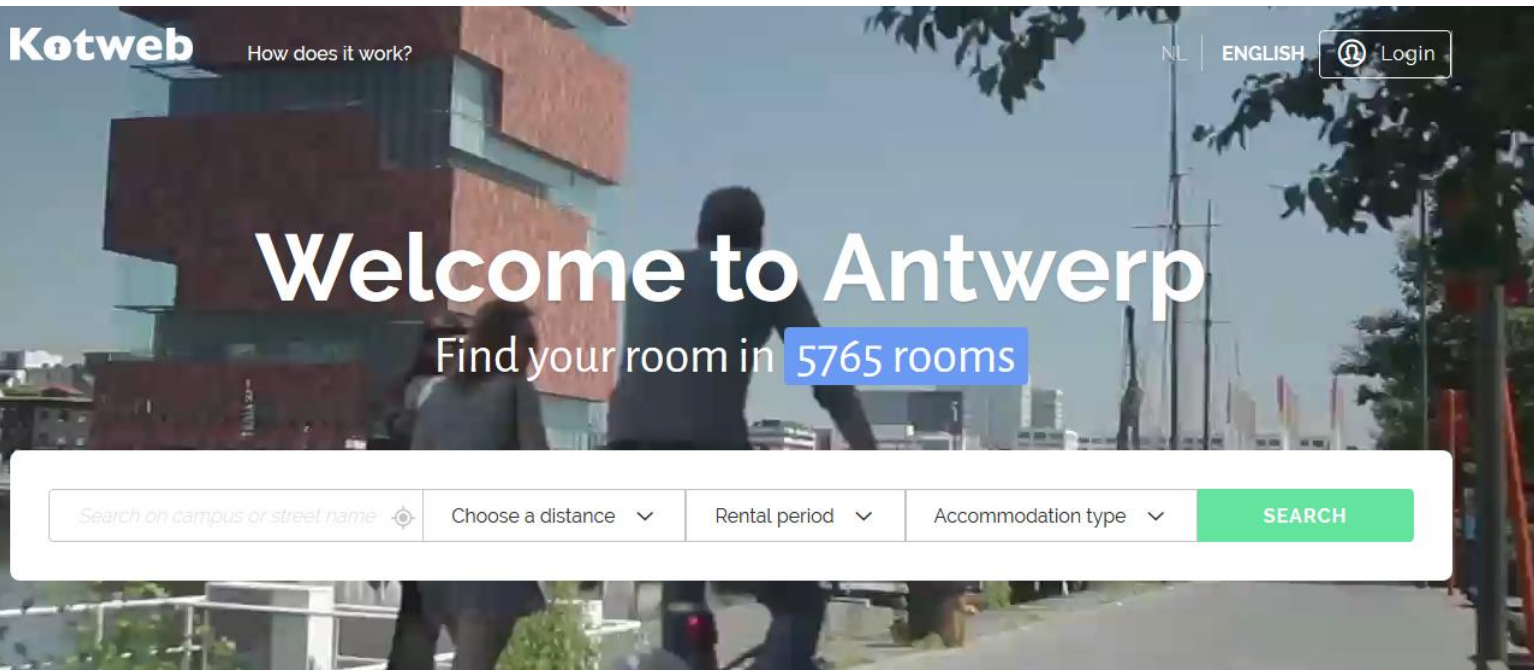


How to Kotweb?

www.studentkotweb.be/en



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1. Why Kotweb?

What is Kotweb?

Kotweb is a unique initiative between the city of Antwerp, higher education institutions in Antwerp (including KdG) and GATE15, Antwerp's student house. Together we strive for high-quality student accommodation in Antwerp and provide neutral information for both students and landlords.

What's in a name? In Belgium, a student room is called a *kot*. Originally meaning a small room in Dutch, the word became used in Belgium for broom cupboards, and nowadays is used to refer to student rooms. Hence the name Kotweb.

Watch the following video if you want to get to know more about Kotweb:



There are some **advantages to renting a room advertised on Kotweb**:

1. QUALITY LABEL:



All rooms on Kotweb are systematically checked by the city of Antwerp with specific statutory regulations in terms of quality, fire protection and urban development. This check is verified by a quality label per premise on Kotweb.

Quality Label

There are three different labels:



The property has been inspected and is entirely in order in terms of accommodation quality and fire safety. Therefore perfect to rent!



The owner is waiting for the first inspection, or the first inspection already took place and the owner still needs to make some adjustments or renovations. These are not immediate problems that must be addressed. The owner is given a maximum of 6 months before an automatic re-inspection is conducted by the city of Antwerp.



The building does not meet the quality or safety standards.

Questions about quality? If you find a room that looks nice but has a **blue** or **red** label, you can contact the city of Antwerp to inquire about the current status of the room or apartment (free of charge):

Phone: +32 3 338 75 74 / E-mail: studentenhuisvesting@stad.antwerpen.be

[Read more](#) about the quality label.

2. MODEL LEASE:



Model Lease

We recommend students to use the model lease provided by Kotweb. The model lease aims for a balance between the interests of both the landlord and the tenant. No small print, so no surprises.

We encourage students to use the model lease! However, the model lease is not mandatory for landlords, and they are free to use any other contract. 70% of Kotweb student accommodation owners offer the model lease!

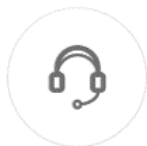


If you can spot the model lease logo in the left corner of the image of the room, the landlord uses the model lease.

Please note that in the model lease you will always get the Dutch legal contract first (which you will have to sign); the English translation is attached in the same document. You can find more information about the model lease and an example of a model lease [here](#).

Watch out for frauds: The model lease used by landlords has to have the same layout and content as the original, with the only variables being the start date and whether the rental guarantee is one or two months (two months being the maximum).

3. NEED ADVICE OR HELP?



Need advice or help?

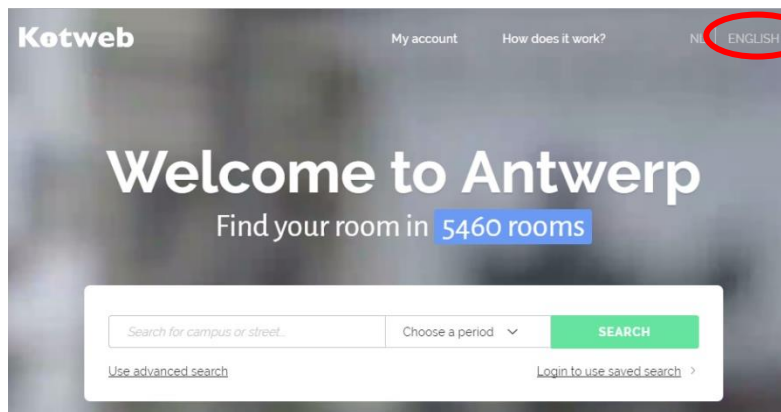
Kotweb is here for you! If you have questions about the quality and/or safety of student accommodation, [please have a look at the following website first](#).

You can also contact KdG Student Services if you have any questions about your rental agreement, a rental dispute with your landlord or if it takes longer than noted in the contract to get your deposit back: studentservices@kdg.be

2. Language

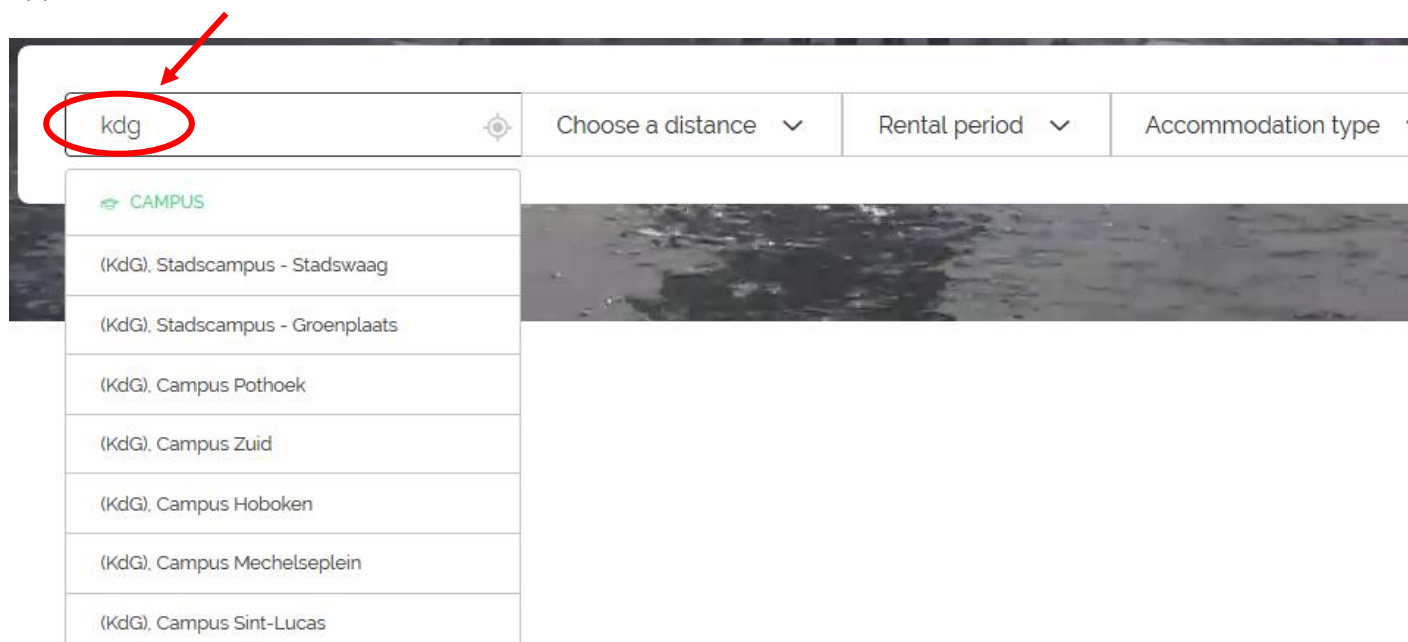
Okay, time to get started!

Click 'English' in the right corner on top of the page.



3. Where to Live

Now fill in where you want to look for housing. We suggest you look for a place to stay close to your campus. To do so, **type KdG in the search field** and our campuses will appear:



Not sure at what campus you will be studying (mainly)?

- **Stadscampus – Groenplaats:**
 - Bachelor of Business Management
 - Bachelor of Applied Information Technology
 - Business for Exchange
 - Other business and management related studies
- **Campus Zuid:**
 - Bachelor of Multimedia & Communication Technology (primary campus)
 - Creative Technologies and Entrepreneurship (primary campus)
 - Crossing Borders
 - Other programmes in Teacher Education, Social Work or Healthcare
- **Campus Hoboken:**
 - Bachelor of Multimedia & Communication Technology (secondary campus)
 - Creative Technologies and Entrepreneurship (secondary campus)
 - Our Hoboken campus is a bit outside of the city centre, so you may prefer to live close to Campus Zuid and commute to campus Hoboken.
- **Campus Sint-Lucas**
 - All Arts students (including photography)

CHOOSE A DISTANCE: Now pick your campus and choose how close you want your room or apartment to be. Antwerp is not that big, and you can easily get everywhere by foot (shorter distances), bicycle (whole city) or public transport (Belgium and beyond).

You can find the addresses of all KdG campuses on the following [website](#). If you are unsure about the location of a particular room or apartment, send an e-mail to studentservices@kdg.be

4. Rental Period

If you don't fill in a period, all rooms will be shown – both available and rented. So it's essential to fill in when you want to look for housing. Let's assume you will be arriving in Antwerp in September, then choose the 1st of September (or the day you will be arriving) and a date in the future. Are you studying for three years? You will see that it won't be possible to pick an end date that far in the future. No worries, just choose the last day possible and discuss it with the landlord later on!

5. Accommodation Type

If you want to – you don't have to – you can choose a specific accommodation type:

- **Room:** a standard student room comprising a bed, a few pieces of furniture and a desk. In most cases, a mattress is not included and you either have to buy or bring your own one or pay the landlord to do so. You might get a small private kitchen or a bigger shared one, and the same goes for the bathroom. They are grouped in student buildings, typically hosting 5 to 20 rooms, forming a small student community. A room will cost you between 250 and 500 € per month, with an average price of 390 € for a room with shared bathroom and kitchen. Overall, it's one of the most reasonably priced types of housing.
- **Studio:** A studio is the upgraded version of a room. In a studio, you get everything private. Your bathroom. Your kitchen. Paradise! For a comfortable studio, you'll typically end up paying between 350 and 600 € per month, with an average price of 450 € per month.
- **Apartment:** Well, as the name suggests, this is a whole apartment with several (bed)rooms. An apartment might be a good choice if you want to share your place with a friend or fellow student(s). As you'll get more space, prices are higher, typically between 550 and 800 € per month.

Note that in most cases **extra costs** like internet, water, gas, electricity and heating are **not included in the price**. Your landlord can charge a fixed amount for utilities such as heating, electricity, water etc. or work with a provisional charge. You will have to pay a provisional charge in advance, actual usage amounts are calculated at the end of the lease.

You can choose one or several room types.

That's it. Now click [SEARCH!](#)

HOW TO CONTACT LANDLORDS: If you find a room that you are interested in, you can contact the landlord by e-mail or phone. Some of the landlords are very busy, so if you don't get a reply to your e-mail within a couple of days, we suggest to send a reminder by e-mail. If you still don't get an answer, it's best to contact the landlord by phone (you can refer to your e-mail). Don't forget the country prefix when calling to Belgium: +32 and then the number without the 0 in the beginning (e.g. +32 444 44 44).

6. Extra filters & Tips

You will now see a list of different rooms.

On the right side, you can sort results by price or last update.

On the left side, you can add extra filters. Be aware that the more filters you add, the fewer options will be shown. You can use one or several of the following **FILTERS** if you wish:

- **Room type:** see above
- **Quality Label:** see above, we recommend to select this box. If left unchecked, rooms with a green label will be shown at the top of the list.
- **Model Lease:** see above, we recommend to select this box. If left unchecked, rooms that come with the model lease will be shown at the top of the list.
- **Short term rent:** select the Short term rent box if you want to rent a room for less than ten months (i.e. for most exchange students)
- **Contract options:** Most landlords prefer to rent for 10 or 12 months. You sign the contract for the agreed duration of your stay. If you decide to leave earlier, you are obliged to pay until the end of the contract.
- **Room size:** Have lots of things you want to bring to Antwerp? Then choose your room size accordingly!
- **Number of persons:** In case you want to share your place with someone
- **Rental price:** Select your price range. The average price for a student room with shared bathroom and kitchen is 390 EUR/month. The average price for a studio with a private bathroom and/or kitchen is 450 EUR/month. In most cases, cost like internet, water, gas, electricity and heating are not included.
- **Shower:** Individual or shared
- **Kitchen:** Individual or shared
- **Facilities:** Choose the facilities you want/need
- **Options:** Here you can choose only to show fully furnished rooms, rooms that are suitable for people with allergies or rooms that are accessible by wheelchair
- **Rental period:** see above
- **Radius:** see above

Last but not least, we would like to share some **TIPS & TRICKS** with you:

Costs: As stated above, extra costs such as wifi, water, gas, electricity and heating are usually **not included** in the price. Your landlord can either charge a fixed amount for those utilities or work with a provisional charge. In the latter case, you have to pay a provisional fee in advance. After the actual usage amounts have been calculated at the end of the lease, you will get some money back or have to pay a little extra.

Deposit: A landlord might ask you to pay a deposit from 1 up to 2 months. If you break something, the landlord has the right to deduct the costs from your deposit. The deposit is not a way to pay your last month's rent. A deposit has to be paid by bank transfer and cannot be paid in cash. **Never pay rent or deposit through Western Union!** Note that written confirmation of the room (e.g. e-mail) or the payment of a deposit is a binding acceptance of the contract. Read the contract carefully before signing or paying!

Contract: Most landlords prefer to rent for 10 or 12 months. You sign the contract for the agreed duration of your stay. If you decide to leave earlier, you are obliged to pay until the end of the contract. If it takes longer than noted in the contract to get your deposit back, please send us an e-mail. You can also contact us in case you have a disagreement with your landlord.

Transport: Antwerp is not that big and the public transport is easy to use. There are also several bicycle-sharing systems, such as [Velo](#) or [Swapfiets](#). If you are unsure about the location of a particular room or apartment, please check with us.

What should you bring? The room description will specify whether it is furnished or not. When furnished, do ask for more details about the furnishing, e.g. whether a mattress, kitchenware, a linen set etc. are included. If your room is unfurnished, there are many options in Antwerp for affordable furniture and utensils.

Fraud: There are many other websites to look for student accommodation in Antwerp. Unfortunately, not all advertisers are trustworthy. Fraudsters usually advertise rooms, studios or apartments to very attractive rates. Photographs often show very luxurious accommodation. The so-called landlords often ask to pay a (high) deposit upfront. A good way to check if the advertisement is genuine is to google the landlord's name or phone number or the address of the room. Always bear in mind that if it looks too good to be true, it probably is!

Therefore, we recommend to do the following when looking for accommodation:

- ✓ Preferably search via Kotweb
- ✓ Found a room on Facebook? Check the address on Kotweb to see whether it is indeed a student house
- ✓ Ask the landlord for his contact details and a copy of the ID before signing a contract or transferring any money
- ✓ Questions about quality? Request a free quality survey by phone (+32 3 338 75 74) or e-mail: studentenhuisvesting@stad.antwerpen.be. You can also contact Kotweb and GATE15 with any questions you have.

KdG is not responsible for any rooms or apartments posted in our Facebook group, so please follow the steps mentioned above. 99% of students don't have any problems – but better safe than sorry! If you are unsure about whether an advertisement is a scam, contact our International Student Services Office: studentservices@kdg.be