

Reserved housing 101

For first-year international students 2026-2027

Thursday 23 April 2026

Erasmus University Rotterdam
Making Minds Matter



Your hosts



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Our goal



To help you understand the registration & booking process for reserved housing



To leave you confident about what steps to take next



What we will cover today

01
**Housing
in the
Netherlands**

02
**Reserved
housing:
registration &
booking**

03
**Private
market**

04
**Extra tips &
Watch the
red flags**

05
Questions

Housing in the Netherlands

Students arrange their own housing (n.a. EUC)

A huge shortage in all the bigger cities

Dutch universities are **not allowed** to build housing

75% of students needs to find housing through **private market**

Two ways to go

› EUR reserved housing (25%)

- 1 year fixed
- Start: August
- Furnished
- All-in price

› Private market (75%)

- Possibly multi-year leases
- Start: varies
- Not always furnished
- Price often excluding utilities, services, etc.



EUR Reserved housing

Total 1200 spots

- 259 on-campus studios
- 530+ spots on-campus and nearby campus shared apartments
- 360+ spots off-campus shared apartments



EUR reserved housing | Eligibility

Students are eligible if they...

- ✓ Are going to start their first study/year at EUR;
- ✓ Have a non-Dutch nationality (*a dual-citizenship including the Dutch nationality means not eligible*);
- ✓ Have not completed their prior education in the Netherlands
- ✓ Live abroad currently;
- ✓ Are (conditionally) accepted to an EUR study programme;
- ✓ Are not older than 30 years.*

**If a student is 30 years old at the start of the academic year, they remain eligible. However, if they turn 31 before the academic year begins, they are not eligible.*

Reserved housing | Housing providers

SSH

± €760 - €870



XIOR

± €1090



RoomPlaza

± €650 - €850



ISHR

± €650 - €950



The Social Hub


± €1085 - €1414



Willemskade

± €700 - €1050



A city skyline featuring a prominent blue skyscraper on the left, a central tower with a spire, and several modern apartment buildings on the right. A red bridge spans across the foreground, and a body of water with boats is visible at the bottom. The sky is clear and blue.

Each housing provider has its own registration and booking procedure.
Let's walk through them one by one!

SSH – in a nutshell

- › **Rooms:** 531 rooms divided over 4 buildings
- › **For**
 - Bachelor & (Pre-) Master
 - Fall exchange
- › **Privacy**
 - Private room
 - Shared bathroom/toilet and kitchen with 1 or 2 first year EUR students of the same gender.
- › **Fixed rental contract**
 - Bachelor + (Pre) Master students:
1 August 2026 – 30 July 2027
 - Fall exchange students:
1 August 2026 – 28 December 2026
1 August 2026 – 30 January 2027
- › **Link:** www.eur.nl/ssh



SSH - Buildings

Struisenburgdwaarsstraat, Krainingen



Erasmus International House

- › 115 rooms
- › Bachelor/ (Pre-)Master



'd Blaauwe Molen

- › 61 rooms
- › Bachelor/ Exchange



Overhoningen

- › 33 rooms
- › Exchange

On campus



Hatta

- › 322 rooms
- › Bachelor / Exchange

SSH – Registration process

- › **Step 1:** Register as soon as possible on: **Monday 11 May 2026 at 12:00 noon CEST (Dutch time)**, first come, first served!
Note: Do not register before this time because then you are registering for the academic year 2025-2026 and your registration will not be processed! Make sure your register for the period that mentions: 2026-2027 and for exchange students: Fall semester 2026
- › **Step 2:** Faculties will process the registrations.
- › **Step 3:** You will receive a message about your status per email through the SSH system:
 - **Approved** → Faculty has approved your registration.
 - **On-hold** → Faculty has approved students until their limit and cannot approve more students. You are now on a waiting list.
 - **Not approved** → you'll receive a message that contains the reason why you haven't been approved.

IMPORTANT INFORMATION

Each faculty at Erasmus University has a limited number of housing spots. This means they cannot approve more students than the number of rooms allocated to their faculty. Even if you see available rooms in the system, you may still be placed *on hold* or *for approval* if your faculty's limit has been reached. The remaining rooms you see might be reserved for students from other faculties.

SSH – Registration process - FAQ

“I have received the status ‘on-hold.’ When will I be approved?”

- › Unfortunately, **the chances of being approved later on are quite low**. Most students who receive approval proceed with booking a room immediately. Only if some of these students do not finalize their booking within the given timeframe can faculties approve additional students.
- › For example, if RSM initially approves 100 students, but only 90 go on to book a room, the faculty may approve 10 more students after three days. However, since hundreds of RSM students have registered, the majority of students placed on hold will unfortunately not receive approval.
- › **Our advice:** Do not wait in the hope of being approved later—start looking for alternative housing options as soon as possible. If you are approved at a later stage, you will receive a notification, please don't contact your faculty or the housing department about this because this will not influence the process.

SSH – Booking process

- › **Step 1:** if you have been approved you can book a room as of:
 - **Monday 18 May at 12:00 noon CEST** → Bachelor students
 - **Tuesday 19 May at 12:00 noon CEST** → (Pre)Master + Fall exchange students.
- › **Step 2:** After approval (and after the start of the booking) you'll have **3 days** to book and complete the booking of a room. If you do not take action within those 3 days your registration will be adjusted to: **Not approved!**
- › **Step 3:** You'll will have to pay within 24 hours (by credit card) the following to complete the booking:
 - One-time non-refundable reservation fee: € 113,-
 - First month (August 2026)
 - Last 3 months rent (May 2027, June 2027 + July 2027)
 - For rental periods shorter than 6 months you must pay 21% tax on the total rent in advance. (only applies for exchange periods)
- › **Step 4:** After you have completed the booking (signed the contract and paid down payment) the room is yours!

Need to cancel your booking?

- If your plans have changed, you can cancel your booking up to **four weeks before the start of your tenancy agreement**. However, please note that a **cancellation fee** (€ 106,50,-) will apply.
- If you wish to cancel **within four weeks of your contract start date**, cancellation is no longer guaranteed. In this case, your request will be reviewed by SSH and the Univeristy on a case-by-case basis.

XIOR – in a nutshell

- › **Rooms:** EUR has reserved the apartments on the 1st till 7th floor, a total of 259 studio apartments
Note: The apartments on the ground floor are not part of the EUR reserved apartments.
- › **For**
 - Bachelor & (Pre-) Master
 - Full-year exchange
- › **Privacy**
 - A private furnished studio apartment with your own bathroom/toilet and kitchen.
- › **Fixed rental contract**
 - Friday 7 August 2026 – Monday 2 August 2027
- › **Link:** www.eur.nl/xior



Xior – Registration + booking process

- › **Step 1:** In preparation for the start of the booking on Monday 4 May, we advise you read on our website, www.eur.nl/xior, an extensive overview of all the steps you'll need to take.
- › **Step 2:** The booking at XIOR for the academic year 2026-2027 will start:
Monday 4 May 2026 at 10:00 AM CEST (Dutch time)
- › **Step 3:** Only as of then you can find the booking link on our above website.

IMPORTANT INFORMATION

1. You don't need a code to book a room at XIOR!
2. The apartments at XIOR are very popular and lots of students will try to book an apartment at once. Although Xior has increased already the data traffic of their booking website it might be possible that the website crashed. We hope the best but want to give you a heads up about this. In case this happens, try again later.

RoomPlaza – in a nutshell

- › **Rooms:** Around 100 flatshares rooms in many parts of Rotterdam, almost always within 30 minutes commute time of the university.
- › **For**
 - Bachelor & (Pre-) Master
 - Full-year exchange
- › **Privacy:**
 - Private room
 - Shared bathroom/toilet and kitchen
 - › You can only book as a group! Don't have a group? Use their "Find-A-Flatmate-Tool"!
- › **Fixed rental period:** Start August 2026 – end July 2027.
- › **Link:** www.eur.nl/roomplaza



RoomPlaza – booking process

- › The booking at RoomPlaza for the academic year 2026-2027 will start on **Wednesday 6 May at 12:00 noon CEST (Dutch time)**.
- › Go to www.roomplaza.com for an overview of all flatshares. The reserved EUR flatshares for first year EUR International Bachelor and Master students in Rotterdam are titled “**EUR 1st-year flatshare**”.
- › You’ll will need to pay a **platform fee of € 35,-**. This fee is obligated and also non-refundable, but will give you also access to their “Find-A-Flatmate Tool”
- › Make sure that the **amount of flatmates** fits the amount of available flatshare in the flat you are interested in. Mandatory is that your group consists of only 1st year Erasmus international Bachelor, (Pre)Master or full year exchange students.
- › Read on our website an extensive overview of all the steps you’ll need to take.

ISHR – in a nutshell

- › **Rooms:** Around 70 flat share rooms divided over 17 apartments. Most flats are in the Kralingen and Lage Land areas
- › **For**
 - Bachelor & (Pre-) Master
 - Full-year exchange
- › **Privacy**
 - Private room
 - Shared bathroom/toilet and kitchen
 - › You can book individual rooms in an apartment and don't have to book as a group.
- › **Fixed rental period:** Start August 2026 – end July 2027.
- › **Link:** www.eur.nl/ishr



ISHR – booking process

- › The booking at ISHR for the academic year 2026-2027 will start on: **Monday 4 May 2026 at 10:00 AM CEST.**
- › Go to <https://ishr.nl> for an overview of all apartments.
- › When you see a room you like, please select this one and complete the booking process. But make sure to book the correct type of housing!
- › You will be able to read the contract first and when you accept, you need to pay the deposit (€1000,-).
- › Keep in mind that you have 48 hours to upload the signed tenancy agreement. Please strictly follow to the signing instructions. If you have not uploaded a signed PDF within 48 hours, your tenancy agreement by default will be withdrawn and the room will be re-offered online.
- › After paying the deposit, the room is yours!
- › Read on our website an extensive overview of all the steps you'll need to take.

IMPORTANT INFORMATION

1. Bachelor houses and (pre)master houses are offered separately, so students must make sure they select the correct type of house.
2. Are you a full year exchange student? Then choose a house for a (pre)Master student.

The Social Hub - in a nutshell

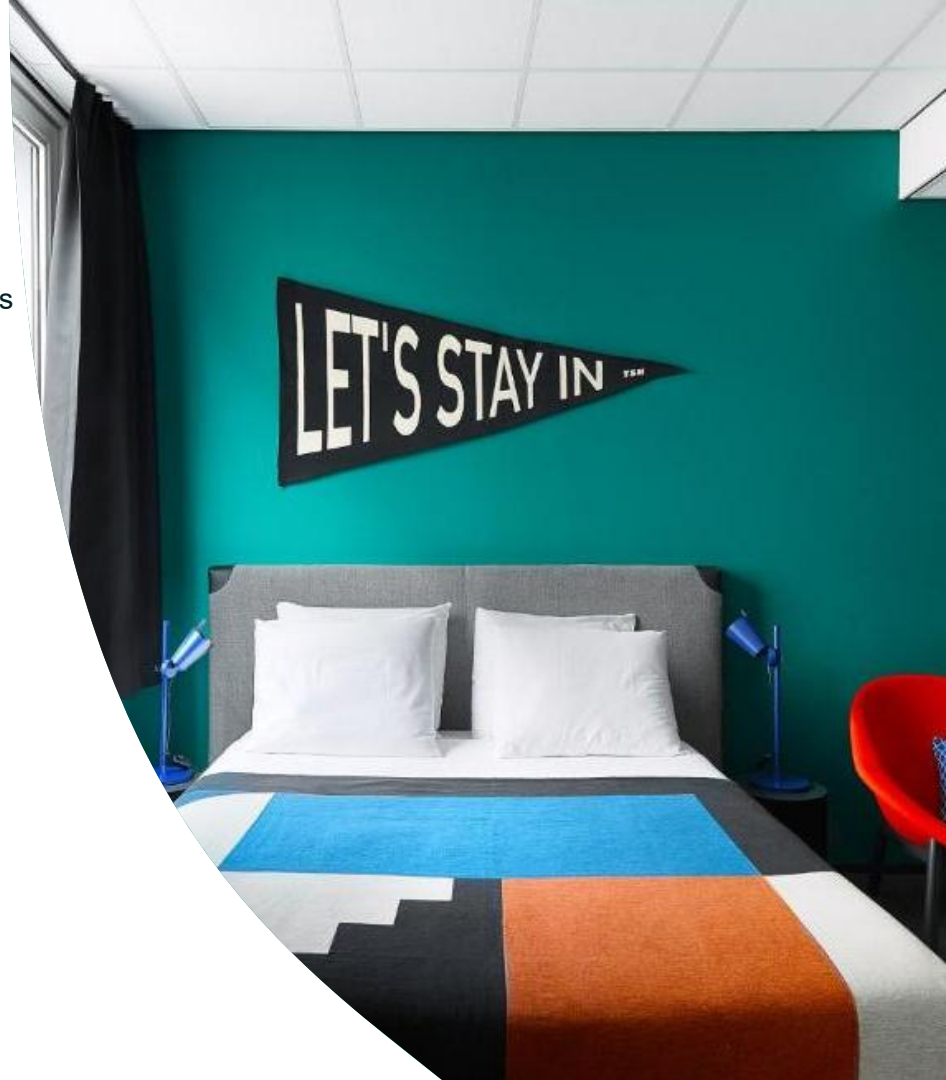
- › **Rooms:** 200 rooms. TSH is an all-in concept with more luxury, conveniently located just a 7-minute bike or tram ride from Erasmus University. You will have a fully-furnished room, spaces to work and relax, gym use, free bikes, laundry and security.

- › **For**
 - Bachelor & (Pre-) Master
 - Full-year exchange
 - Semester exchange

- › **Privacy**
 - Private room & bathroom/toilet
 - Shared kitchen

- › **Fixed rental contract**
 - 1 August 2026 –30 June 2027
 - 1 August 2026 – 31 July 2027
 - 1 September 2026 – 30 June 2027
 - 15 August 2026 – 3 January 2027*
(*only available for Fall exchange students)

- › **Link:** www.eur.nl/thesocialhub



The Social Hub – booking process

- › As of **Wednesday 20 May at 12:00 noon CEST (Dutch time)**, you can find the University Group codes on our webpage of The Social Hub → www.eur.nl/thesocialhub .
- › Visit: <https://www.thesocialhub.co/rotterdam/stay/student-stay/>
- › Click on “Check availability & prices”, here you enter the University Group code.
- › You can now book an available room.
- › After you have booked a room, the Social Hub will send your application to Erasmus University to verify your booking.
It’s important to make sure you meet the allocation criteria before booking!

Important information:

- 1. To prevent their booking website from crashing due to high traffic, each code will only be active for a limited time. If your booking code doesn’t work or you see a “no more rooms available” message between 12:00 and 1:00 PM on 20 May, please try again after 10 minutes. The booking code will become available again.*
- 2. You can already book rooms at TSH but those rooms are not part of the partnership agreement of EUR. You cannot receive any discount later when you have booked a non-EUR room.*
- 3. We offer 2 rooms specifically equipped for wheelchair users. Look for more info on: www.eur.nl/thesocialhub*

Student Housing Willemskade - in a nutshell

- › **Rooms:** around 100 rooms in a lively area in Rotterdam with restaurants, bars and grocery stores and with a great view on the river Maas and public transport right next to the building. Only a 17-minute bike ride from EUR, and a 5-minute bike ride from Erasmus MC
- › **For**
 - Bachelor & (Pre-) Master
 - Full-year exchange
- › **Privacy:**
 - Private room
 - Mostly private, some shared bathroom/toilets
 - Shared kitchen with other housemates that live on the same floor.
- › **Fixed rental contract:** 1 August 2026 – 31 July 2027
- › **Link:** www.eur.nl/willemskade



Student Housing Willemskade – Booking process

- › As of **Wednesday 20 May 2026 as of 12:00 noon CEST** you can fill out the online form to show your interest.
- › Every **Tuesday** and **Thursday**, EUR will send out booking vouchers to students who have filled out the online form and meet the allocation criteria.
- › After you have received a voucher you first need to register as candidate tenant on [KLIKenHUUR](#) by creating an account, filling in your personal details and by paying a non-refundable € 35,- fee.
- › After you have registered, you can apply for an accommodation at Studenthousing Willemskade Rotterdam that mentions “Voucher” (Rotterdam EUR).
- › To secure the Voucher room, you need to pay directly through the [KlikenHuur](#) website. You have to pay an amount that consists of the following:
 1. The rent for the first month;
 2. The deposit, as a warranty for the owner of € 1250,-. The deposit will be returned at the end of the rental agreement if the room is clean and undamaged;
 3. Mandatory amenity package of € 300,- (excl. VAT)
- › You will be requested to sign the rental agreement, **within 2 days**, digitally
- › After you have signed the rental agreement, the owner of the house will sign the agreement and then the rental is finalized.

To summarize...

Provider	Target group	Fixed rental period	Room	Bathroom/ toilet	Kitchen	Monthly rental costs (+/-)	Links
SSH	Bachelor & (Pre-) Master Fall Exchange	1 August 2026 - 30 July 2027 1 August 2026 - 28 December 2026 1 August 2026 - 30 January 2027	Private	Shared	Shared	€760- €870	www.eur.nl/ssh
XIOR	Bachelor& (Pre-) Master & full year Exchange students	7 August 2026 - 2 August 2027	Private	Private	Private	€ 1090	www.eur.nl/xior
RoomPlaza	Bachelor& (Pre-) Master & full year Exchange students	Start August 2026 - End July 2027	Private	Shared	Shared	€600 - €850	www.eur.nl/ roomplaza
ISHR	Bachelor& (Pre-) Master full year Exchange students	Start August 2026 - End July 2027	Private	Shared	Shared	€650 - €950	www.eur.nl/ishr
The Social Hub	Bachelor, (Pre-) Master Full year exchange students Semester exchange students	1 August 2026 –30 June 2027 1 August 2026 – 31 July 2027 1 September 2026 – 30 June 2027 15 August 2026 – 3 January 2027* (*only available for Fall exchange students)	Private	Private	Shared	€1085 - €1414	www.eur.nl/ thesocialhub
Student Housing Willemskade	Bachelor& (Pre-) Master & full year Exchange students	1 August 2026 - 31 July 2027	Private	Mostly private, some shared	Shared	€700 - €1050	www.eur.nl/ willemskade

Common contracts types

Short stay contract (aard van korte duur)

- ✓ All-in price
- ✓ Furnished and upholstered
- ✓ Fixed rental contract (not possible to early terminate or extend the contract!)

Campus contract

- ✓ Base rent + service costs
- ✓ Extra charges for municipality taxes
- ✓ Not furnished
- ✓ You can stay in your room/apartment as long as you are enrolled at an educational institution.
- ✓ Termination possible with one month notice period.

Temporary contract

- ✓ Basic rent + service costs
- ✓ Extra charges for municipality taxes
- ✓ Mostly not furnished and upholstered
- ✓ Fixed rental contract for maximum 2 years
- ✓ Termination possible with one month notice period.

Don't solely rely on EUR Reserved Housing

Don't wait until
you are rejected for
reserved housing

to start looking
for housing
providers on the
private market!



Private market

Price: on average
€700- €1000

Area: Kralingen vs.
Capelle a.d. IJssel

Housing type:
Alone vs housemates

Manage expectations:
Be realistic

You deserve to start your new adventure abroad without stress. So, please secure your student housing before your arrival!

Private market | get started

- › **To do: bachelor students**
- Register at Stadswonen and SSH Longstay (via room.nl)
- Over 6,000 good quality, affordable rooms, studios and flats
- Waiting list counts (15 – more than 24 months)
- One time fee €25-35



← Woning vinden

Inschrijven voor een studentenwoning in Rotterdam

Als student zit je goed bij Stadswonen Rotterdam. Wij richten ons volledig op jou. Met meer dan 6.000 kamers en studio's in de stad, zijn we dé studentenhuysvester van Rotterdam. Ontdek hieronder wat je moet doen om je in te schrijven en inschrijfduur op te bouwen.



www.stadswonen.nl


it work

ROOM

Login [Regis](#)

Your room search starts with us

✓ Register once ✓ At least 10 cities



www.room.nl

Private market | Other providers

- **HousingAnywhere** is a well-known international booking platform. We offer **priority access** for EUR students and a **discount** for a subscription plan
- **Holland2Stay** is a platform that offers (furnished) residences in Rotterdam and Capelle a/d IJssel
- **Kamernet** is the largest platform for rental properties since 2000





Consider Hospi Housing

- Staying with verified hosts or host families
- On average €100 cheaper than other student housing
- Private room and shared facilities
- Application via hospihousing.com



Some extra tips

- Use the **EUR Housing selection guide** (eur.nl/housing)
- **Accept temporary - relatively long-term - accommodation** and continue searching from there
- Use the **Goin' to EUR** app to connect with future classmates and find potential roomies
- Don't be picky
- Use your gut feeling!





Watch the red flags

- Never send money via **Western Union or MoneyGram**, beware of fake payment links.
- If your landlord:
 - > **doesn't have photos** of the property
 - > or the address can't be verified in **Google Search**
 - > or if the **photos don't match** what you find in Google Search, be wary.
- Be extra careful on **Facebook**

And finally: if it seems too good to be true... you know the rest.

Erasmus Magazine wrote
an article with even more tips!



Municipal registration

> 4 months - First registration @ municipality

- It is your first time living in the Netherlands
- You will stay for more than 4 months
- You do not have a BSN (citizen service number)

Online registration process open as of 4 weeks before arrival. Only if you have a permanent place to stay which allows you to register. Registration is free of charge.

< 4 months - Registration of non-residents (RNI) @ municipality

- You are coming from abroad and will stay in NL for 4 consecutive months or less
- You do not have a prior registration / you do not have a BSN (citizen service number)

Not available in every municipality; for our region registration can be done in Rotterdam. Registration is free of charge.

Note: This info does not apply to ISS students who will receive specific instructions from the institute in The Hague after admission.



Finding accommodation on time matters

- No housing = unnecessary stress
- When staying over 4 months: registration at the Rotterdam municipality is required
- No address = no registration → No BSN (Dutch Citizen Number) → No legal stay
- On 7 July the International Office organizes an [orientation webinar](#) for practicalities.



Note: the International Office helps all first year with other practical matters on International Welcome Day on 24 August and at our “**One Stop Shops**” in September.

Unanswered questions about reserved housing or housing in general?

Now is your moment to ask them!



Stay up to date



Student housing contact details



studenthousing@eur.nl



www.housing.eur.nl



[@internationaloffice.eur](https://www.instagram.com/internationaloffice.eur)

**Erasmus
University
Rotterdam**

Erasmus