

WHAT YOU NEED TO KNOW ABOUT THE

ANNUAL RENT ADJUSTMENT 2026

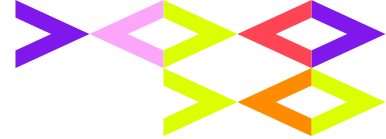
April 2026



PART OF VECHTDAL WONEN



Call +31 (0)53 - 489 20 31 | Email wonen@vestewonen.nl | Online www.vestewonen.nl



FAQ ANNUAL RENT ADJUSTMENT 2026

Every year on 1 July, the rent for your home is adjusted based on guidelines set by the Dutch government. In this FAQ, you can find everything you need to know about the annual rent adjustment for 2026.

1. Why is the rent adjusted every year?

An annual rent increase is necessary to allow us to keep investing in maintenance, sustainability and new housing. This helps us make sure our homes remain good quality and affordable for students, especially at a time when costs continue to rise due to inflation.

Affordability is very important to us. That is why Veste Wonen works with a target rent: a percentage of the legally determined maximum rent, based on the housing points system (WWS). We also make sure that rents for student housing stay low enough for tenants to remain eligible for housing allowance.

At the same time, Veste Wonen faces increasing costs due to inflation and necessary investments, such as higher spending on maintenance and repairs, sustainability measures, rising material costs and new construction projects.

The rental income allows us to keep making these investments. Each year, we carefully assess what is needed to balance affordability for tenants with investments in our housing. The maximum rent increase percentage is set by the Dutch government. Within these legal limits, we decide what is reasonable for our homes and tenants.

2. How does Veste Wonen use the rental income?

Veste Wonen does not make a profit. All rental income is fully reinvested into our housing, so tenants can continue to live comfortably and affordably.

We invest in maintenance and improvements to our buildings, such as replacing window frames and doors, renovating bathrooms and kitchens, and carrying out regular maintenance to keep homes safe and comfortable.

We also invest in sustainability. This is better for the environment and helps tenants reduce their energy costs. There is a high demand for student housing, which is why we also invest in building new, sustainable and future-proof student homes.

All of these investments cost money. Rental income helps us continue providing good and affordable housing, both now and in the future.

3. When will I receive (the notice about) the rent adjustment?

The rent adjustment will take effect on 1 July 2026. You will always receive notice from Veste Wonen at least two months in advance, usually around mid April and no later than the first of May.

4. How can I see what my new rent will be?

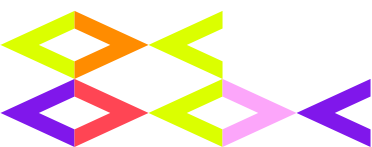
The letter or email you receive will clearly state both your current rent and your new monthly rent.

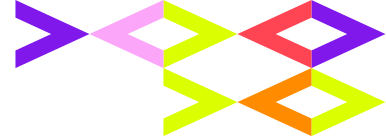
5. Is my income taken into account for the annual rent adjustment?

In the Netherlands, income dependent rent adjustments do not apply to student housing. The Dutch government has decided that income dependent rent increases do not apply to rooms and student housing. Income from part time jobs, internships or student finance is therefore not taken into account.

6. Will service costs also increase?

No. The annual rent adjustment only applies to the basic rent. Service costs are not included.





7. What if I missed the message about my rent adjustment?

The legal objection period still applies. If you are unsure, please contact us. If you are not receiving emails from Veste Wonen, we may not have your (correct) contact details. Please send your email address to wonen@vestewonen.nl.

8. What if I move before or shortly after 1 July?

The rent increase only applies for as long as you rent the home.

9. Why does my neighbour have a different rent adjustment?

The rent increase can differ per tenant and depends on several factors, including:

- The type of room or home
- The housing points system (WWS)
- Your rental contract
- Government regulations

10. What rules does the Dutch government set for the annual rent adjustment in 2026?

Each year, the government sets the rules for rent adjustments. These rules are designed to keep rents affordable while allowing housing organisations to properly maintain and manage their properties.

For the regular annual rent adjustment, a legal maximum always applies. In 2026, rents may increase by a maximum of 4.1%. This applies to both social housing and student housing.

Several additional rules are relevant for student housing, including:

- Homes with energy label E, F or G will not receive a rent increase.
- For very low rents (below €350 per month), the increase is capped at €25
- After the increase, the rent may never exceed the maximum rent permitted by the Dutch housing points system (WWS).
- The rent sum rule also applies: the average rent increase across all homes owned by a housing organisation may not exceed 3.6% in 2026

11. What policy does Veste Wonen apply for the 2026 rent adjustment?

The government sets the maximum percentage by which rent may increase. This is a limit, not an obligation. Veste Wonen carefully considers what is needed to continue investing in housing and takes different types of accommodation into account.

When determining the rent adjustment, we also consider the interests of our tenants and seek advice from the tenants' council (CBR). Together, we aim for a balanced outcome that is fair, reasonable and affordable.

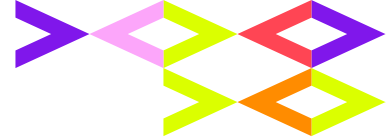
12. Why does my energy label matter for the annual rent increase?

The energy label is part of the Dutch housing points system (WWS), which sets the maximum allowed rent. Homes with low energy labels (E, F or G) receive fewer points, which means there is no or limited legal room for a rent increase. This helps keep rents fair in relation to energy performance and expected energy costs.

13. I have maintenance issues. Can this exempt me from the rent increase?

According to the Rent Tribunal (Huurcommissie), maintenance issues are not a valid reason to object to an annual rent increase.

The annual rent adjustment is a legal procedure and is separate from maintenance complaints. If you have maintenance issues, please contact us first so we can look for a solution together. If this does not resolve the issue, you can request a (temporary) rent reduction from the Rent Tribunal due to defects in the home.



14. How can I submit an objection?

If you do not agree with the annual rent increase, you can submit an objection by completing the Self Service Scenario on the Veste Wonen website. This is possible up to four months after the rent increase takes effect.

We will review your objection and inform you whether it is approved or rejected. If you do not agree with our decision, we can forward your objection to the Rent Tribunal. Please note that this procedure may involve costs.

Not all objections are valid. Only objections based on legal grounds, such as an incorrect rent amount, points calculation or wrongly applied increase, will be considered.

ABOUT RENT BENEFIT

15. What is rent benefit (or housing allowance)?

Rent benefit is a contribution from the Dutch government to help cover your rent costs. You apply for this via the **Dutch Tax Office (Belastingdienst)**, not through Veste Wonen.

You can apply online through Mijn Toeslagen and make a trial calculation at **www.belastingdienst.nl**.

The amount you receive depends on factors such as your age and rent amount. Housing allowance is calculated based on the basic rent only. From 2026, service costs are no longer included.

You may be eligible for housing allowance if you:

- live in a self-contained home (your own front door, kitchen and bathroom);
- have a Dutch citizen service number (BSN);
- are registered at your address with the municipality (BRP);
- have an income and savings below the applicable limits;
- are 18 years or older;
- pay rent (the calculation is based on the basic rent and eligible service costs only);
- live legally in the Netherlands (EU/EEA nationality or a valid residence permit).

From 2026, there is no longer a maximum rent limit for housing allowance eligibility. For tenants under 21, a lower rent amount is used when calculating the allowance.

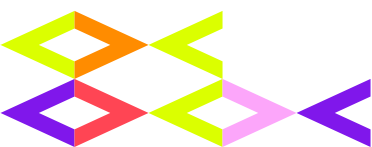
16. Can a rent increase affect my housing allowance?

Yes. A rent increase can affect the amount of housing allowance (huurtoeslag) you receive, or whether you are still eligible. What happens depends on your rent, age and personal situation.

What you need to do:

- If your rent increases, you must report the new rent yourself via **Mijn Toeslagen (Belastingdienst/ Dutch Tax Office)**.
- After you update your rent, the Belastingdienst will automatically recalculate your housing allowance.
- Your housing allowance may change after a rent increase, depending on your personal situation.
- Reporting changes on time helps prevent later corrections to your housing allowance.

It is important to keep your details up to date. You can find more information and update your details for housing allowance at: **www.toeslagen.nl**.





PAYMENT ISSUES

17. Are you having trouble paying your rent and would like a personal conversation about your financial situation?

That is possible. We want to look for a suitable solution together. Please do not wait too long. You can contact your Student Housing Consultant or our Rent Consultant via **huurconsulent@vechtdalwonen.nl**.

CONTACT

18. Do you have questions about your rent increase?

You can contact us at **huurconsulent@vechtdalwonen.nl**. You are also welcome to contact us by phone on **+31 (0)53 – 489 20 31**. We are available: Monday to Thursday: 9:00 – 15:30 and Friday: 9:00 – 11:30

