

Result Rent Check

Scoring according to the Home Valuation System

Information

Type accommodation	Independent
Address	Brugstraat 5A, 6071JB Swalmen
Period	1 January 2025 - 31 December 2025
Date entered	26-01-2025

Summary

Total number of points	227
Rent according to WWS (Housing valuation system independent homes)	€ 1456,37

Points for this part

Accommodation	77
Indoor spaces	133,50
Outdoor spaces	16

Disclaimer

This points-based housing evaluation was compiled on 26-1-2025 with the Rent Tribunal's online Rent Check. You can find the Rent Check on [Huurcommissie.nl](https://www.huurcommissie.nl) The online Rent Check can be used by both tenants and landlords. If the information has been filled in correctly, the outcome is a carefully compiled indication of the total number of points and the corresponding maximum rent.

Nevertheless, an inspection by the Rent Tribunal could result in a different total number of points; for example, because the floor area is measured more precisely or because the Rent Tribunal has a different opinion on the nature and quality of facilities. While maintenance defects do not affect the total number of points, they could result in a temporary rent reduction or rent freeze. However, proceedings must be initiated with the Rent Tribunal for this purpose.

Details of the scoring

Accommodation	Points
WOZ points:: € 177000	40
Energy performance: Label A	37
Type of accommodation: Multiple-family building (e.g. flat)	0
Total Accommodation	77

Indoor spaces	m ²	Points
Indoor spaces:	93	93
<i>Woonkamer met open keuken</i>	46.8	
<i>Slaapkamer (1)</i>	11.8	
<i>Slaapkamer (2)</i>	12	
<i>Slaapkamer (3)</i>	10.2	
<i>Badkamer</i>	4.2	
<i>Slaapkamer (4)</i>	7.5	
Heating and cooling:		14
<i>Woonkamer met open keuken (heated)</i>		4
<i>Slaapkamer (1) (heated)</i>		2

Indoor spaces	m²	Points
<i>Slaapkamer (2) (heated)</i>		2
<i>Slaapkamer (3) (heated)</i>		2
<i>Badkamer (heated)</i>		2
<i>Slaapkamer (4) (heated)</i>		2
Kitchens:		14
<i>Woonkamer met open keuken</i>		14
<i>Dresser: More than 2 metres</i>		7
<i>Built-in induction hob 1x</i>		1,75
<i>Extractor hood (built-in) 1x</i>		0,75
<i>Thermostatic mixer tap 1x</i>		0,50
<i>Single-handed mixer tap 1x</i>		0,25
<i>Built-in refrigerator 1x</i>		1
<i>Built-in freezer 1x</i>		0,75
<i>Built-in electric oven 1x</i>		1
<i>Additional cabinet 3x</i>		2,25
<i>Built-in dishwasher 1x</i>		1,50
Sanitary:		12,50
<i>Badkamer</i>		12,50

Indoor spaces	m²	Points
<i>Only separate shower</i>		4
<i>Toilet 1x</i>		2
<i>Wall-hung toilet 1x</i>		2,75
<i>Washbasin 1x</i>		1
<i>Single-handed mixer tap 1x</i>		0,25
<i>Built-in sink cabinet 1x</i>		1
<i>Towel radiator 1x</i>		0,75
<i>Electrical outlet 1x</i>		0,25
<i>Thermostatic mixer tap 1x</i>		0,50
Total Indoor spaces		133,50

Outdoor spaces	m²	Points
Outdoor spaces:	109	12
<i>Fietsenberging</i>	100	6,82
<i>Voortuin / zijtuin (4,60 x 2,00)</i>	9.2	5,22
Parking spaces:		4
<i>Parkeerruimte</i>		4
<i>Outside uncovered</i>		4

Outdoor spaces	m²	Points
Total Outdoor spaces		16

*These results are based on complex calculations. If you would like to know more about the calculation rules, you can read further details about this topic in the policy book on the housing evaluation system for self-contained accommodation.

Explanation of *

- Deduction for toilet in bathroom
If there is a toilet in the bathroom or shower room, 1 m² is deducted from the floor area of this room.
- Deduction for the absence of a fixed staircase
If there is no fixed staircase to the attic, 5 points are deducted from the number of points for the floor area of the attic. If the floor area is allocated less than 5 points, the result cannot be negative.
- Cap for extra quality of kitchens.
The number of points for extra quality can never exceed the number of points for the length of the sink unit.
- Cap for extra quality of sanitary facilities.
The number of points for extra quality can never exceed the number of points for the shower or bath.
- Cap WOZ value.
Explanation about the cap on WOZ
- Points for assisted living facility. If the accommodation is an assisted living facility, the number of points is automatically increased by 35% over parts 1 through 9.1 + 10.
- Points for communal spaces and facilities
The calculation of the number of points for communal spaces and facilities is the same as that for own spaces and facilities. The points are only distributed across the number of housing units that use them.