



English:

This letter contains important information. If you do not understand, please ask someone to help you.

Arabic:

هذا المنشور يحتوي على معلومات جد هامة. المرجو في حالة عدم الفهم طلب المساعدة من أجل تفسير المحتوى و ترجمة النص المذكور أعل

Making your home move-in ready

Here you will find practical information on preparing your new home and what you can already do. Would you like to make changes to your home? Always ask Laurentius for approval first. You can download the application form on our website at laurentiuswonen.nl/zelfklussen or send an email to klantenservice@laurentiuswonen.nl.

Walls

The interior walls are ready for wallpapering. They are suitable for finishing with thicker wallpaper or plaster. Examples of thicker wallpaper include fiberglass wallpaper or (pre-treated) scan wallpaper. You may need to prepare the walls first, depending on your choice of wall finish. For advice, consult a specialist.

Be cautious when drilling and screwing! Use wall plugs for smooth walls. When drilling near tiles, only screw into the grout.

Ceiling finish

The ceilings in all homes are finished with white paint and are ready for use.

Frames and windows

All exterior doors and windows are made of plastic. The windows tilt or turn inward. Interior doors and frames are factory-painted and should not be repainted. You are also not allowed to drill or screw into the frames, including on the exterior of the home.

- The windows have HR++ glazing. Do not stick any film on the windows

Washing machine or dryer

All homes have a washing machine connection in the technical room. Water and drainage connections are also located here. If you want to install a dryer, you can only use a condensation dryer or heat pump dryer.



Kitchen

The kitchen is from the brand Keller and comes with an induction stove standard and a recirculation hood. If desired, you can place a dishwasher next to the cabinets. Preparations have already been made behind the removable back panel of the sink cabinet. This includes a cold water line and a drainage connection. Below is an impression of the kitchen.



Floor finish

In our new homes, only the floors and walls of the toilet and bathroom are finished. You will need to finish the floors and walls in the other rooms yourself. The homes are delivered without baseboards, so you can choose baseboards that match your floor.

To prevent noise disturbances for your neighbors, you must install a soundproof underlayer with a minimum rating of 10 dB, measured according to the NEN-EN-ISO 717-2 standard. Ask your flooring supplier about this. Keep laminate and parquet floors at least 1 cm away from walls, baseboards, and any pipes that run through the floor. This will help prevent contact noise.

- You should not fully glue the floor to the subfloor. You can glue the edges or attach the floor using battens.
- It is not allowed to trim doors. Keep this in mind when installing thicker flooring in the hallway. We recommend placing a mat at the front door instead of laminate or parquet.
- When installing baseboards, if you see a fire-resistant cord under the wall, do not remove it. This cord is important for the fire resistance of the home. See the photo below.



***Floor Finishing in the 2- and 3-Room Apartments**

These homes have underfloor heating and cooling. Therefore, choose a floor covering that is suitable for this system. A thin floor that allows heat to pass through is the best option. Consult a flooring specialist for advice.

Important:

- Do not drill or screw into the floor!
- The total Rc value of the floor and subfloor must not exceed 0.09 m²K/W.
- Leave a gap of about 1.5 cm at the doors for proper ventilation. The floor (including the subfloor) should not be thicker than 1.5 cm.

What can you arrange yourself?

Water, electricity and solar panels

water and electricity are connected. However, you still need to sign up with a water and energy supplier. Do this before you get the keys to avoid being without water or electricity.

When you pick up the keys, you will receive the meter readings. Report these immediately to your suppliers.

All homes have solar panels. Let your energy supplier know about this.

- **Solar panel type:** Trina Vertex S+ 440Wp BF
- **Inverter type:** APS Ds3-L micro-inverter 1f 730VA
- **Inverter power:** 730W



Most homes are equipped with two solar panels. A small number of homes have three panels. You can check how many panels your home has in the meter cupboard.

- Homes with 3 panels are Stadionstraat 234, 324, 334, 376, 396, 398, 426 and 462.

Internet, telephone and TV via Fiber

Each home is equipped with a fiber optic connection in the meter box, where you can connect your own modem. Phone calls are only possible digitally. You will need to arrange your own subscription for internet, TV, and telephony through Fiber (www.fiber.nl). Other providers do not offer services here, as De Stip is the only housing in this area.

For TV, a UTP cable is already installed in every home between the meter box and the UTP connection point in the living room. In the 2- and 3-room apartments, there is also a cable running to the master bedroom, but it is not yet wired.

Registering with the Municipality

When you move, you need to inform your municipality. This is called registration in the Basisregistratie Personen (BRP). You can do this at the municipality of Breda. For more information: www.breda.nl/verhuizen

Housing Benefit (Huurtoeslag)

Do you think you are eligible for housing benefit? The rent price, along with your age, income, and savings, determines this. You can apply for housing benefit through www.toeslagen.nl. Be sure to inform the municipality about your move on time. The registration date determines the start date of your housing benefit.

Household insurance

It could be a good idea to get household insurance to protect your furniture and personal belongings against (fire) damage or theft.

Do you have any questions?

If you have any questions or are unsure about something, feel free to contact us!

We are available by phone at 076-5 644 644 on weekdays from 08:30 to 15:00 and via WhatsApp until 16:30. Or send an email to klantenservice@laurentiuswonen.nl.