

HuurBach

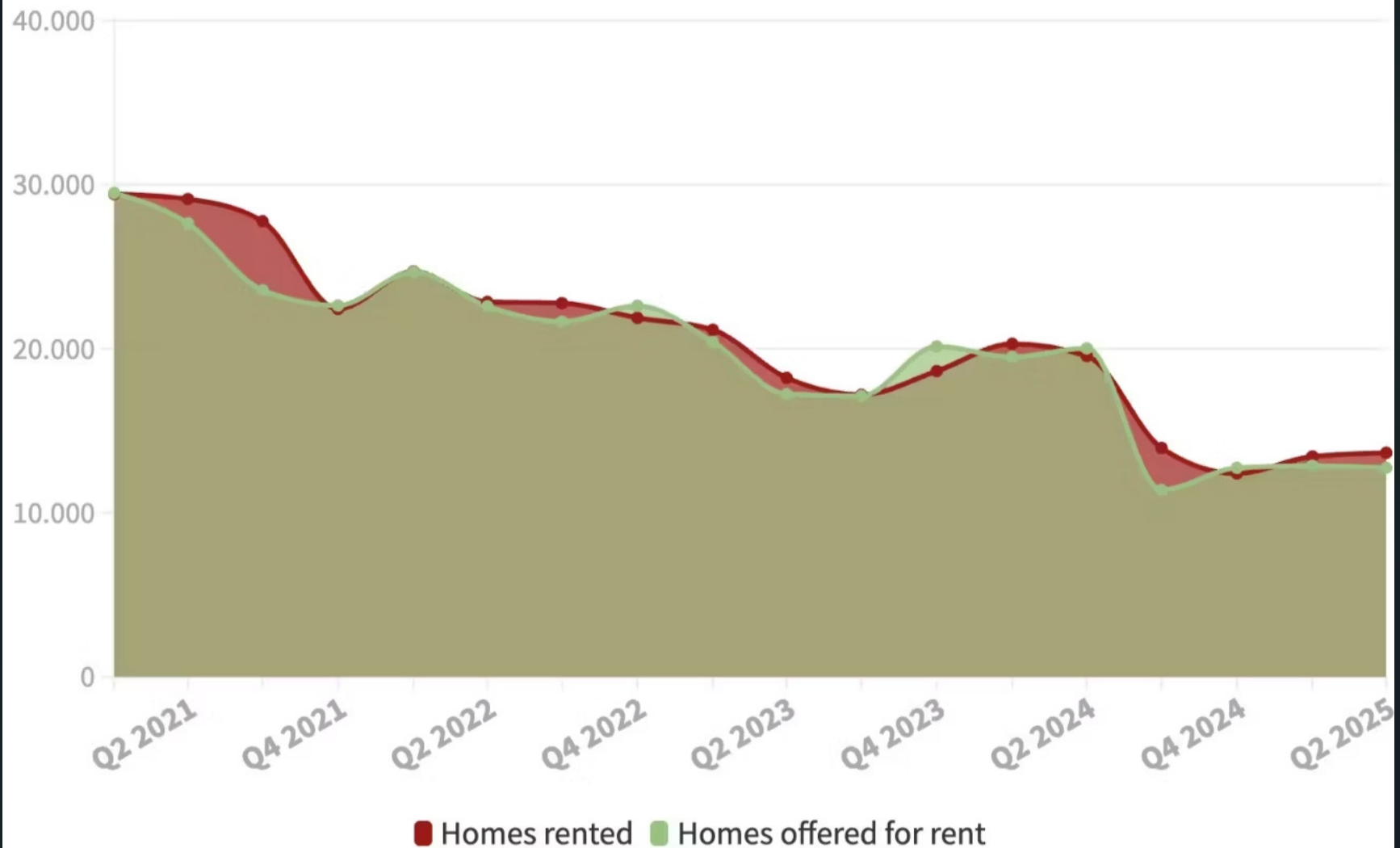
Composing better rental applications.

POLDERR INSIDE VIEW | OPEN HOUSE



Made with GAMMA

Rented and offered homes in the private sector in the Netherlands



Source: Pararius, Huurwoningen.nl



Anyone can apply anywhere.

**No
Feedback**

**Limited
Transparency**

No Learning

Without signals, students can't improve.

Let us convince you.

Apply

Wait

Silence

After HuurBach

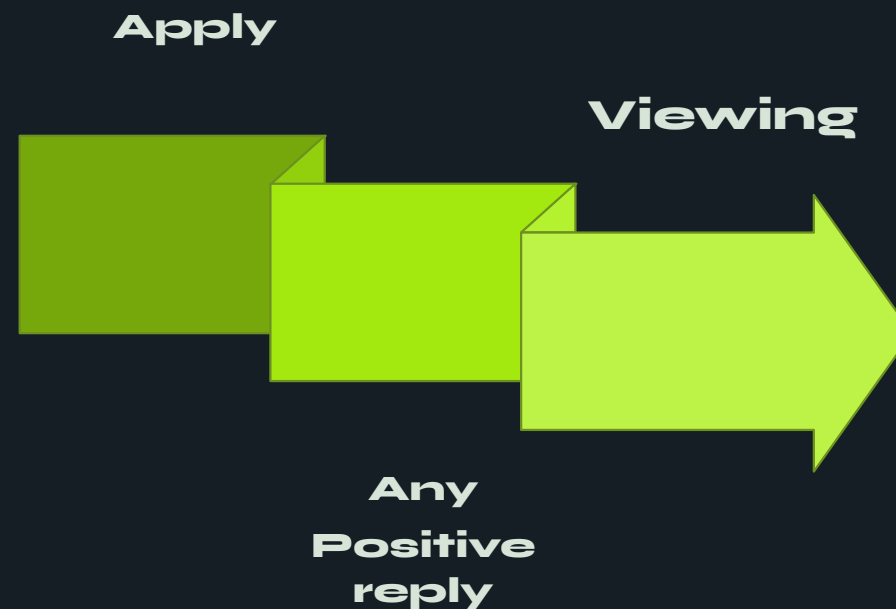
Understand criteria

Improve email

Track outcome

Learn next step

The first win is not acceptance. It's getting a reply.



HuurBach optimises for **positive replies** - viewing invitations, calls, document requests, or direct acceptance - not final acceptance.
We keep your application alive.

- **What information actually gets a positive reply?**
- **Specific to each agency,**



**PROOF OF ENROLMENT READY • GUARANTOR
AVAILABLE • PAYSLEIPS AVAILABLE • EMPLOYMENT
CONTRACT AVAILABLE • LANDLORD REFERENCE
AVAILABLE • BANK STATEMENT AVAILABLE IF REQUESTED
• COPY OF ID AVAILABLE • UNIVERSITY CONFIRMATION
AVAILABLE • RENTAL HISTORY AVAILABLE • DEPOSIT
READY • FLEXIBLE VIEWING TIMES • MOVE-IN DATE
FLEXIBLE • ADDITIONAL DOCUMENTS AVAILABLE UPON
REQUEST...**

Awkward

Agency A positive replies:

Most often mention guarantor + viewing availability.

Agency B positive replies:

Most often mention employment contract + income proof.

Agency C positive replies:

Usually come when the email is short and only asks for a viewing first.

Student rooms:

Proof of enrolment matters more.

Studios:

Income/guarantor clarity matters more.

We're prepared for Q&A (After Demo)

Every reply makes the next application clearer.



i Example: "Positive replies to this broker often include proof of enrolment + guarantor."

But what if?



HEURISTICS

Yes, perfection is impossible

Business model

5 free email applications for the tenant, then 14.99 euros per month.

The landlords do not pay.

Additional ideas to gain data initially. Data is valuable to us.

Trust & Compliance

Dutch good-landlordship rules push toward objective, transparent selection. HuurBach supports that — helping applicants understand explicit criteria, not helping landlords choose tenants.

→ **Explicit Consent**

Nothing sends without your approval.

→ **Anonymised Only**

Raw emails never shared. Only aggregate patterns used.

→ **No Protected Scoring**

No ethnicity, religion, health, or political data collected.

→ **Low / Medium / High**

Likelihood bands. Guidance, not decision-making.

→ **GDPR-Conscious**

Consent, transparency, minimisation, deletion & export.

→ **Manual Fallback**

Scraping has manual paste option; never bypasses paywalls, logins, or CAPTCHAs.