

HOUSING RESEARCH



1 Private Student Residences

Student residences are privately owned facilities that provide housing for students up to the age of 30 or 35 (depending on the residence).

They are usually one-room apartments with a private bathroom and kitchen. Two or three room apartments are sometimes available.

Advantages

- Furnished and equipped accommodation
- Proximity to other students
- Visale guarantee accepted
- Possible additional services (gym, laundry, etc.)
- No risk of scam

Disadvantages

- Age limit (mostly reserved for students under 30)



Consult the following page for a complete list of private student residences:
<https://access.ciup.fr/logement-en-ile-de-france>

2 Accommodation in a private home

➔ Direct rental with a private individual

You can contact directly the owners of the residences who publish ads online and rent their accommodation without going through a real estate agency.



Advantages

- No application fees

Disadvantages

- Risk of scams (see our practical information sheet to avoid them)
- Individuals often require a physical guarantor in France



List (not exhaustive) of websites where to find ads from individuals:

- www.leboncoin.fr
- www.paruvendu.fr
- www.pap.fr
- LOKAVIZ

➤ Real estate agency

If you go through a real estate agency, only the visits of the apartment will be free.
If you rent the apartment, you will have to pay agency fees (usually equivalent to one month's rent).

Advantages

- Access to a catalog of ads that match your criteria
- Help in your research
- No risk of scams

Disadvantages

- High agency fees
- High selection criteria
- Physical guarantor often required

Option to be preferred only if you have a budget of more than 600€ with financial guarantors.



List (not exhaustive) of real estate agency websites:

- www.orpi.com
- www.century21.fr
- www.laforet.com
- www.seloger.com

➤ Sharing an accommodation (direct rental or through an agency)

Whether you rent directly from the owner or through an agency, you have the possibility of sharing your accommodation with one or more other people. This solution has the advantage of being more economical.



Examples :

- www.lacartedescolocs.fr
- www.appartager.com

➤ Accommodation in senior's homes

Some associations put in contact students looking for accommodation with elderly people offering a room in their house or apartment. For the seniors, the goal is to continue living at home while being less isolated. For the students, the interest is to live at a lower cost but also to be useful and supportive.

Several formulas are possible:

- Free room against a commitment of presence in the evening,
- A room with a contribution to expenses in exchange for some services,
- Room with an occupancy allowance, without commitment to the senior.



Websites :

- www.leparisolidaire.fr
- <https://ensemble2generations.fr>



3 Useful information

➔ Supporting documents

The following documents may be required :

- Valid identification
- Student card or school certificate for the current year

If you are without resources, the owner will ask you to provide a physical guarantor and his/her proof of resources. Example of documents requested :

- Last tax notice
- Salary slip
- Identity document



More information : <https://www.service-public.fr/particuliers/vosdroits/F1169>

The landlord is not allowed to ask you for the following documents:

- A copy of your health insurance card
- A copy of your bank statement
- A bank statement (RIB)
- A reservation check for the accommodation
- A direct debit authorization
- A personal medical file
- An extract from the criminal record
- A cash mandate to reserve or guarantee an accommodation



Good to know

If you are an EU citizen, you can create an account on <https://www.dossierfacile.fr/> (creation of a FranceConnect account using the YRIS application) and thus directly communicate your file online to the owner. It's not necessary but this is a secure website that can reassure owners.

➤ Resources and guarantor

To rent an apartment to a private individual or in a student residence, you will need to prove your resources and have a guarantor. The guarantor is a natural or legal person.

Physical guarantors must prove their resources, and landlords very rarely accept guarantors living abroad.

If you are under 30 years old

The simplest and free option is the Visale guarantee.

Eligibility requirements :

- To be between 18 and 30 years old
- The rent must be a maximum of 1500€ per month
- A rental contract must be written in your name

Information :

<https://www.service-public.fr/particuliers/vosdroits/F33453>

To apply :

<https://fo.visale.fr/#!/login/locataire>

Video tutorial :

[Campus France - Visale tutorials](#)

If you are over 30 years old

You can use a private organization.

Note that these organizations take fees, your contribution will be calculated according to the amount of your rent.



Examples :

- **GarantMe :**
<https://garantme.com/fr>
- **Cautioneo :**
www.cautioneo.com

➤ Rental contract

In order to legally rent an apartment and thus obtain housing assistance from the CAF, you must sign a lease (rental contract) that complies with the law. The lease lists the rights and obligations of the owner and the tenant.

It must contain certain information. The lease must be established in writing in as many copies as there are parties (owner, tenant, guarantor).

Detailed information [here](#)

The contract must specify :

> **General information**

- Name and address of the owner
- OR**
- Name and address of the manager and his head office if the accommodation is managed by a real estate agency
 - Names of the tenant(s)
 - Date of entry into the accommodation and duration of the lease

> **Information about the rent, the charges and the security deposit**

- Amount of the rent and its terms of payment (date and frequency, which is usually monthly), as well as its possible revision rules
- Amount of the last rent applied to the previous tenant (if he/she left the accommodation less than 18 months ago)
- Methods of recovering the charges (flat rate or actual charges)
- Amount of the security deposit, if any

> **Information about the property**

- Residential use
- Description of the accommodation and its equipment for private and common use
- Living area (in square meters)

> **Information about the duration of the lease**

- The minimum duration of the lease for a furnished rental for a student is nine months.



Good to know

You can leave your accommodation before the end of the contract, as long as you inform the owner **at least one month before**, by registered letter with acknowledgement of receipt or by hand delivery against a signed receipt.

➔ **Security deposit**

The security deposit is a payment to be made to the owner to cover any damage.

Amount : in the case of furnished accommodation, the amount of the security deposit must not exceed two months' rent (excluding charges). It must be indicated in the lease.

When to pay the deposit : at the time of signing the lease. If the deposit is paid in cash, you must ask for a receipt that proves that the amount given corresponds to the amount of the security deposit.

Return of the deposit : at the end of the lease, if the inventory of fixtures at the end of the lease is in conformity with the inventory of fixtures at the beginning of the lease, the landlord must return the deposit within a maximum of one month.

The deadline starts from the day the tenant returns the keys to the apartment by one of the following means: either by hand OR by registered letter with acknowledgement of receipt.

It is possible that the owner makes a retention: it is an amount that the owner can keep in case of damage to the accommodation or unpaid rent. Find out more [here](#)

➤ Inventory of fixtures on arrival and departure

An inventory of fixtures must be made when the keys are handed over (in practice, on the day the lease is signed) and attached to the lease contract. This document describes the state of the accommodation and its equipment when the tenant enters the premises. A new inventory of fixtures will be made when the tenant leaves the dwelling and returns the keys (the inventory of fixtures at the end of the lease).

How to do it ? The landlord and the tenant must note together the inventory of fixtures at the beginning of the rental period, by mutual agreement and in good lighting conditions. The accommodation must contain the equipment mentioned in the rental contract. These documents must be established in writing in two copies (one copy for the tenant, the other for the owner).

The inventory of fixtures at the end of the rental period must be carried out at the time of vacating the premises or very shortly afterwards.

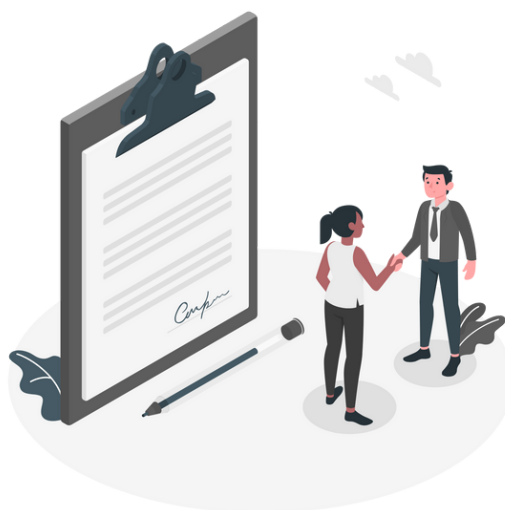
Content of the document : the inventory of fixtures must describe precisely the accommodation and the equipment it contains. It also notes its state of conservation. It must include at least the following information :

- Date of the inventory of fixtures
- Location of the accommodation
- Name or denomination of the parties (tenant, landlord) and domicile or head office of the landlord
- If applicable, individual water or energy consumption meter readings
- Keys or any other means of access to the premises for private or common use
- For each room and part of the dwelling, precise description of the state of the floor, wall and ceiling coverings, equipment and elements of the dwelling
- Signature of the parties (tenant, landlord) or of the persons mandated to carry out the inventory of fixtures

It is very important to carry out the inventory of fixtures on departure in order to recover the deposit (if the accommodation is returned in the same condition as on arrival).

More information

- [Entry inventory of fixtures](#)
- [Exit inventory of fixtures](#)



Home insurance :

It is mandatory to take out insurance for "rental risks". The "rental risk" insurance covers damage to the accommodation caused by fire, explosion or water damage. It usually costs between 30 and 50 € per year maximum

Click [here](#) to learn more

Note : It is sometimes provided by student residences, check before subscribing to an insurance.

➤ Tips

- Be geographically flexible: neighborhoods farther from campus are often more economical
- A lot of housing becomes vacant in May and June, you have a better chance of getting housing if you agree to pay rent in June or July



Useful links for housing advice :

*[ANIL](#) Agence Nationale pour l'Information sur le Logement
[CIDJ](#) Centre d'Information et de Documentation Jeunesse*