

HOUSING GUIDE FOR INTERNATIONAL RESEARCHERS

*A guide to better understand the rental rules
in France.*





Finding accommodation

Finding accommodation in France is an important and complex step. To deal with this, it is important to understand the French system and to know where to find answers to your questions.

This guide has been prepared by the EURAXESS France association to help you to organise your arrival and improve your stay in France. It is a reference tool, which will help you understand the specificities of access to housing in France and thus facilitate your efforts when looking for a place to stay.

The French network of EURAXESS service centres is made up of more than 40 centres, providing daily and personalised assistance to incoming researchers. Feel free to contact the EURAXESS centre close to your place of residence.

Please note: This housing guide may not replace or be deemed comparable to personalised advice provided by a legal professional.

The EURAXESS France association reminds readers of the consequences that may result from a misinterpretation of the information published in this guide.



1. DEFINE YOUR SEARCH CRITERIA

2. FIND AN ACCOMMODATION

3. SIGN A LEASE

4. MOVE IN

5. LEAVE THE PREMISES

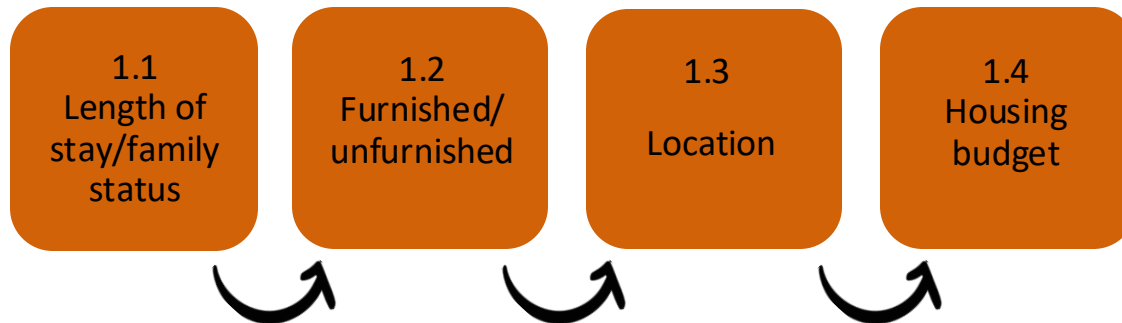
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1. DEFINE YOUR SEARCH CRITERIA



*** Defining your criteria will make your housing search easier.**



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1.1 Length of stay/Family status

Depending on the length of your stay and your family status, we recommend you the most adapted solutions:

	Short-term stay	Long-term stay	Alone	Couple/Family
CROUS Residences	✓	✓	✓	
Private student residences	✓	✓	✓	✓
Room in a local's house	✓	✓	✓	
House share		✓	✓	
Sublets (in accordance with legal conditions)	✓	✓	✓	✓
Rental from a private owner		✓	✓	✓
Young workers residences	✓	✓	✓	
Residences for researchers	✓	✓	✓	✓
Tourism accommodation	✓ (max 90 days)		✓	✓
Hotels & hotel apartments	✓		✓	✓
Youth hostels	✓		✓	



**Rental offers may vary by city.
Contact your local EURAXESS centre for more information.**





1.2 Furnished or unfurnished accommodation


- Furniture for a furnished accommodation must comprise the following items at least:
 - Bedding shall include a duvet or a blanket;
 - Curtains or window shutters in rooms intended to be used as a bedroom;
 - Hotplates;
 - Oven or microwave oven;
 - Fridge and freezer or, as a minimum, a fridge with a freezer compartment (-6° C);
 - Dishes necessary for meals;
 - Kitchen utensils;
 - Table and chairs;
 - Storage shelves;
 - Lighting units;
 - Housekeeping equipment adapted to the accommodation's features.
- An unfurnished (or empty) accommodation may include a fitted kitchen (with kitchen items and some appliances) but will not include furniture (table/chairs...) nor cooking utensils.
- Minimum surface area, regardless of type of accommodation =
 - 9 m² for 1 person
 - 16 m² for two persons,
 - + 9 m² per additional person.
- All landlords are obliged to provide decent accommodation (meeting minimum surface area and comfort criteria).





1.2 Contract duration for furnished or unfurnished accommodation

	Furnished accommodation (in main residence *)	Unfurnished accommodation
Lease duration	1 year, automatically renewable or 9 months if the tenant has student status	3 years, automatically renewable
Security deposit	2 months rent (excluding charges) maximum	1 month rent (excluding charges) maximum
Prior notice required to terminate the lease from owner	At least 3 months prior notice before the end of the lease	At least 6 months prior notice before the end of the lease
Prior notice required to terminate the lease from tenant	At least 1 month prior notice before the departure	1 to 3 months prior notice before departure (depending on conditions)

 **If you come for a shorter stay, other short-term rental solutions exist (short-term agreement (specific dates), temporary residence, tourist accommodation...). Contractual terms & conditions may differ from the above.**



1.3 Location



The location of your home is an important criterion and requires answering few questions related to your lifestyle:

- Do I prefer to live close to my workplace?
- Do I prefer to live in the city centre, do I prefer entertainment, sports and cultural facilities...?
- Do I want to live near public transports, shops...?
- Is the location of the housing important according to my favorite mode of travel (walking, cycling, car/carpooling...)?



Please note that the enrolment in a public school is carried out accordingly to your place of residence. Your children will be educated in one of the schools located in your district or neighbourhood.





1.4 Housing budget

- **Short-term and furnished housing are usually more expensive.**
- More generally, landlords and real estate agencies require the tenant's income to be at least 3 times the rental amount.
- Budget for your housing according to your financial status:
 - ✓ Security deposit: 1 to 2 months rent depending on the type of accommodation
 - ✓ The 1st month's rent is to be paid upon arrival and then always at the beginning of the following month
 - ✓ Home insurance
 - ✓ Moving expenses
 - ✓ Real estate agency fees (limited by law and location)
 - ✓ Costs of setting up telephone line/internet
 - ✓ Water, gas, and electricity subscription fees
- Budget for monthly charges depending on the situation: rental costs, electricity, gas, costs for maintenance of the premises... Think about asking the landlord about the usual amount of these costs.
- Annual taxes (if applicable): housing tax (will be deleted in 2023), household waste tax, television license tax
- Housing benefits: Depending on your individual status (family status, income...), you may be eligible for housing benefits from CAF (Family Allowance Fund).





2. FIND AN ACCOMODATION

How to find housing offers?

- ✓ Contact your EURAXESS Service Centre who will be able to assist you with your search (suggests appropriate solutions, facilitates the contact with landlords or residences...)
- ✓ Consult specialised housing websites
- ✓ Visit real estate agencies
- ✓ Search on the websites of local Tourist Offices
- ✓ Look for local adverts (newspapers, shops, billboards in universities...)



Feel free to talk about your housing search to your colleagues and to your host institution.



When looking for an accommodation the terms or shortcuts used can sometimes make the adverts difficult to understand. Here is a non-exhaustive list of vocabulary to help you:

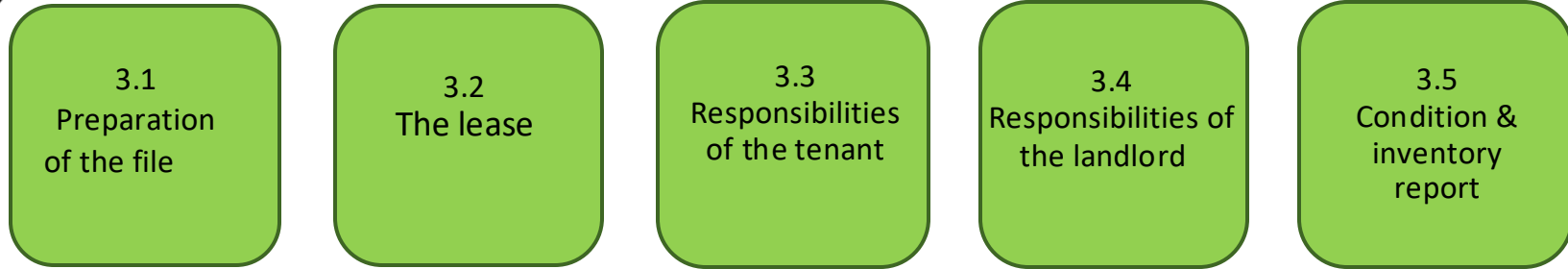


French	English explanation	French	English explanation
T1, T2, F1, F2 etc. pièce (p)	2, 3 or 4 rooms (+ kitchen and bathroom) Room	cuisine américaine	open-plan kitchen
arrondissement (arr)	district/borough	cuisine équipée	equipped kitchen
ascenseur (asc)	lift/elevator	cuisine aménagée	fitted kitchen
assurance habitation	home insurance/housing insurance	dépôt de garantie	rental deposit/deposit
balcon (blc)	balcony	étage (et.)	floor (level of a building)
belles prestations	attractive/quality fittings/fixtures	frais d'agence inclus (FAI)	inclusive of agency fees
caution/dépôt de garantie	damage deposit (rental property)/security deposit	garage (gge)/box	garage
chambre (ch, chbr)	bedroom	hauteur sous plafond (HSP)	ceiling height
charges comprises (cc)	including building charges (collective amenities)/outgoings	immeuble (imm)	building or residence
chauffage collectif	(shared) heating included in building charges	appartement meublé	furnished flat
copropriété	shared property (apartments)	rez-de-chausée (RDC)	ground floor/lobby
salle de bain (sdb)	bathroom	digicode (dig.)	digital keypad door entry system
salle d'eau (s.d'eau)	bathroom with shower	disponible (disp.)	available
surface habitable (SH)	total living space (a legal term definable habitable space, which excludes floor areas where the ceiling is below a certain height)	colocation/colocataire (coloc.)	shared rental / roommate / flatmate
très bon état (TBE)	in good repair	escalier (esc.)	stairs





3. SIGN THE LEASE (RENTING CONTRACT)





3.1 Preparation of the file

The documents that may be requested when handing in your file (or when sending by email) are the following:

- ✓ Proof of identity (identity card or passport)
- ✓ Proof of residency (entry visa or residence permit)
- ✓ Proof of income: last pay slips, own funds, tax notice, employment contract or employer's certificate specifying the job and proposed remuneration, start date and duration of the contract, etc.
- ✓ Student card or current year's tuition certificate for students
- ✓ Third party (guarantor) security: a family member, friend, a colleague or legal entity who undertakes to pay on your behalf in the event that you do not pay the rent or charges: they must provide at least the same supporting documents

If you are less than 30 years old, you may register to VISALE guarantee.



Get in touch with your EURAXESS Service Centre for personallised advice.



3.2 The lease



- **Once your file is accepted, you must sign your lease (renting contract) which must include:**
 - name and the home address of the owner;
 - names of the tenant(s);
 - effective date and duration of the lease;
 - destination of the accommodation (principal or temporary residence);
 - living area of the dwelling in m²;
 - description of the accommodation (house or apartment, number of rooms) and its private and communal facilities;
 - information on rent and security deposit (amounts, dates and payment frequency);
 - information regarding agency fees and condition & inventory report, if necessary;
- **What must be paid?**
 - The first month's rent
 - Security deposit
 - Agency fees (if applicable)
- **Purchase home insurance that will protect your home and property against any losses that may arise.**

 **Both the landlord (or agency) and yourself will keep an identical copy of all signed documents.**





3.3 Responsibilities of the tenant

- ✓ Pay rent and charges on the scheduled dates,
- ✓ Use the premises only for the use set up in the rental agreement by complying with the rules of peaceful occupation,
- ✓ Perform any rental repairs if you are required to do so,
- ✓ Provide routine maintenance for the premises and its equipment,
- ✓ Take out home insurance,
- ✓ Pay the property tax (if the tenant is living in the building on the 1st of January and if the building is liable for property tax), this housing tax should be deleted in 2023,
- ✓ Allow the owner access to the accommodation, according to agreed conditions and by appointment (work, visits by future tenants...).





3.4 Responsibilities of the landlord

- ✓ Provide proper housing that is appropriate for residential use,
- ✓ Offer the housing in an appropriate condition,
- ✓ Freely provide a rental receipt upon request,
- ✓ Make any rental repairs required.



3.5 Condition & Inventory report



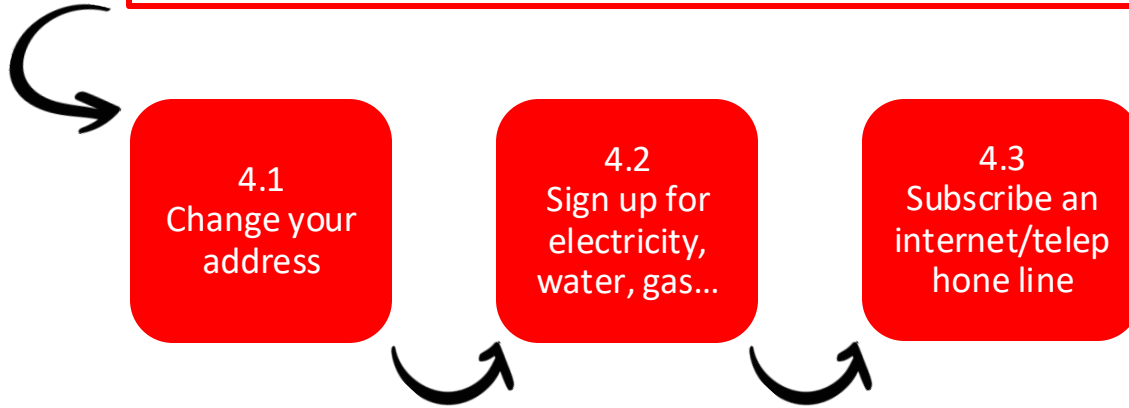
- A condition report is a mandatory document that describes the rented accommodation. It is attached to the lease agreement. It allows **the condition of the dwelling at the beginning to be compared with its condition at the end of the rental** and to determine, in the event that repairs are necessary, those which are incumbent on the owner and/or the tenant.
- If the unit is furnished, an inventory must be attached to the condition report. It specifies the equipment and furniture provided with the accommodation and their condition.
 - ✓ Check the proper functioning of equipment (appliances, smoke detectors...)
 - ✓ Take a reading from the water, electricity and gas meters
- In the event of renting through an agency or with a professional: preparing the condition report at the start of the lease incurs costs. The cost, calculated according to the surface area of the accommodation, is shared equally between the owner and the tenant. The condition report upon exiting the premises is free.

*** As a tenant, you have the right of rectification of the condition & inventory report made at the moment of signature of the lease (within 10 days after your arrival). Corrections must be sent by registered mail with an acknowledgement of receipt.**





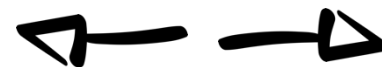
4. MOVE IN



4.1 Change your address



- If it is relevant for you, think of informing companies/organisations and your close contacts of your new address (bank, insurance, employer, family, Prefecture...)
- Put your name on the mailbox and the doorbell of your new home!





4.2 Sign up for an electricity, water and gas contract

- Upon completing the entry condition & inventory report, remember to read the meters.
- As soon as you move in, you must sign up for electricity, gas and water contracts on your behalf (depending on the type of accommodation and the city).
- Check with your landlord to find out if the meters have been turned off before your arrival and ask about who the previous energy suppliers were.

 **Some owners can offer an "all inclusive" rental so you don't need to go through these steps.**



4.3 Sign up for an internet/telephone provider



- Write down the the previous occupant's landline number (and name), it can be useful for an ADSL connection.
- Feel free to ask for advice and compare offers from different internet providers. There are websites that offer a comparison of available subscriptions for your accommodation (type of connection, internet speed, price, coupled mobile package deals...).
- **Be careful, some contracts require you to sign up for a minimum duration!**



Once you have moved in, a French tradition is to have a « crémaillère » (a house-warming party). This marks the happy end of your move when you can invite your friends to have dinner in your new place!



5. LEAVE THE PREMISES



5.1
Send prior
notice of
departure

5.2
Condition &
inventory
report upon
departure

5.3
Refund of the
security
deposit

5.4
Before you
leave

5.5
In case of a
dispute





5.1 The notice of departure

- You are allowed to cancel the lease at any time, provided that you comply with the conditions related to the prior notice ([see 1.2/Schedule of contract periods](#)) and pay the rent during the notice period. The request for termination of the lease must be made by way of a registered letter with an acknowledgment of receipt.
- Remember to make an appointment with the owner or agency to set the date and time to carry out the condition report upon exiting the premises.

 **It is important to note the security deposit can under no circumstances be used to pay the last months of rent.**





5.2 Condition & inventory report upon departure

The condition & inventory report is completed together with the owner or a professional on the date of your departure from the premises in order to record any damage. The premises must be indeed left clean and without any damage.

- This report allows to compare **the condition of the premises at the start of the lease with the condition at the lease term**, and if there are any repairs required, it decides whether the owner and/or the tenant is responsible for such repairs.
- The condition & inventory report must be signed by both the owner and the tenant. Each of them shall keep an identical copy.



You must return the keys and leave the premises upon completing the condition & inventory report.





5.3 Refund of the security deposit

- If the landlord requires you to pay any repair costs, these must be justified by an estimation from a professional or an invoices. Some sorts of damage may be attributable to you (holes in the walls, damage, lack of maintenance...) but in no case shall the tenant be responsible for ordinary wear and tear of the furniture and equipment.
- If the condition & inventory report is in conformity with the entry one, the payback period of the security deposit is reduced to 1 month. Otherwise, it must be paid back to you within 2 months after leaving the premises.

 **If necessary, remember to keep your French bank account open during this period so that the amount can be transferred back to you.**





5.4 To-do before you leave

- ✓ Communicate your new address to your landlord or your agency when you leave the premises
- ✓ Consider forwarding your personal mail to your new address
- ✓ Cancel your different subscriptions (electricity, gas, internet, telephone) and your home insurance
- ✓ Send a notification to your tax office about your new address
- ✓ For non-European Union citizens: if you move to another city in France, you must inform the Prefecture of your new location



Contact your EURAXESS Service Centre few weeks prior to your departure if you need guidance with your departure procedures.



5.5 In the case of a dispute



- For any advice, you can contact the ANIL (National Agency for Housing Information) or contact an ADIL (Departmental Agency for Housing Information) advisor in your region.
- Your EURAXESS Service Centre can give you advice on aid and assistance agencies in your city (legal aid associations, mediator...).





USEFUL LINKS

- ✓ List of EURAXESS centres in France:
<http://www.euraxess.fr/information/centres/search/country/france-1104>
- ✓ National Agency for Housing Information (ANIL): <https://www.anil.org/>
- ✓ Departmental Agency for Housing Information (ADIL): <https://www.anil.org/lanil-et-les-adil/votre-adil/>
- ✓ Public Service Site - Housing: <https://www.service-public.fr/particuliers/vosdroits/N19808>
- ✓ Ministry of Urban Planning: <http://www.cohesion-territoires.gouv.fr/logement-et-hebergement>
- ✓ CAF: <https://www.caf.fr/>
- ✓ Comparative website of energy suppliers (electricity and gas): <http://www.energie-info.fr/> or <https://calculettes.energie-info.fr/pratique/liste-des-fournisseurs>
- ✓ Definition of a « decent » accommodation: <https://www.service-public.fr/particuliers/vosdroits/F2042>
- ✓ Visale guarantee : <https://www.visale.fr/>

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