HOW TO RENT AN ACCOMMODATION IN FRANCE
1. FINDING YOUR ACCOMMODATION

• Certain documents are required to rent a flat or a room:
  • Id
  • Signed document from garantor…

• If the accommodation is managed by a private company, you might have to pay more.
2. BEFORE ENTERING THE ACCOMMODATION

- To confirm your lease, you will have to sign a contract (Fr: *un contrat*),

- The contract acts like an "insurance" if there is a conflict between the landlord and the tenant.
The content of your contract

- **The contract should include;**

  - The amount of the rent with and without the service charge;
  - The access to the different rooms (kitchen, bathroom….);
  - The dates of your rent agreement (arrival and departure date);
  - The surface in square meters;
  - The advance notice deadline.
• The landlord usually asks the tenants to pay a deposit (Fr: *une caution*), which is often equal to one month's rent.

• If there is no damage to the accommodation, you will receive the "caution" money back.

• You may have to spend a large amount of money at your arrival if you decide to rent private accommodation.
Your obligations

• As a tenant, you need to insure your accommodation against fire, water damage and explosion.
• This insurance does not cover you if your personal goods become damaged.
• You can buy this type of insurance at the bank (Fr: Assurance habitation)
• When you open your bank account, purchase the insurance at the same time.
• **IT IS MANDITORY TO HAVE THIS INSURANCE**
3. ENTERING THE ACCOMMODATION

• Once the contract is signed, an inventory (Fr: *un état des lieux*) is carried out.

• It is a way to insure the state of the apartment before you move in. This way you will not be charged for damages that was there before you.

• THE STUDENT MUST BE PRESENT DURING THIS INVENTORY.
4. LEAVING YOUR ACCOMMODATION

- When you want to leave your accommodation, you need to advise your landlord.
- Some landlords ask tenants to give an advance notice (Fr: *un préavis*). You should respect this deadline.
- The notice must be sent to the landlord by registered post (Fr: *lettre recommandée avec accusé de réception*).
4. LEAVING YOUR ACCOMMODATION

• Usually the rule of thumb is:
  • If your accommodation is furnished: 1 month notice is the norm (the tenant still pays the months rent at that time)
    For instance, if you want to leave your accommodation on June 1st, you must advise your landlord at the latest on May 1st.
  • If your accommodation is not furnished: 3 months notice (the tenant still pays their rent)
    For instance, if you want to leave your accommodation on June 1st, you must advise your landlord at the latest on March 1st.
• The landlords expect the tenants to clean their accommodation when leaving.

• The room must be clean, with no damage, to receive your deposit back! The landlord will give you your money back within one month.

• Please make sure you agree with the landlord on the way you will be reimbursed.
• The landlord will compare the state of your accommodation to the inventory made before you entered. THE STUDENT MUST BE PRESENT DURING THIS INVENTORY.

• When you leave the residence, do not leave your key in the door, you must give the keys to the landlord.

• If there is significant damage, your landlord might keep all of the deposit to fix the damages.
5. RULES IN A HOMESTAY

• You are living in someone's house so you should respect their rules:

• You are a member of the household, often treated like family,

• You must be respectful, and not make too much noise (be careful when you're called late at night because of the time difference),

• You must ask before invited friends over.
6. RULES IN RESIDENCES

• Each residence has their own set of rules

• For some, exterior guests might be restricted,

• Others, no candles or heating plate to cook food in the rooms
7. HABITS

• Even if the charges are included in your rent, **PLEASE BE CONSCIENT OF THE ENVIRONMENT, USE WATER AND HEATING APPROPRIATELY.**

• Recycling is very important in France.

• For this reason there are three different colors of garbage bins:
  • The **green** bin is for glass items, which should be cleaned before throwing it out.
    Ex: a wine bottle, must be empty
  • The **yellow** bin is for plastic, cardboard, cans, metal tins and paper
    Ex: plastic water bottle
  • The **grey** bin is for general waste
    Ex: food items
• It is very important to have good relationships with your neighbours.

• Therefore, make sure that you are quiet between 10pm and 7am.

• If you make too much noise, your neighbours can call the police and file a noise complaint (Fr: *tapage nocturne*).
  • You may have to pay a fine that ranges between 45€ to 180€!