



UNIVERSITÉ
PARIS-EST
MARNE-LA-VALLÉE



STUDENT ACCOMMODATION GUIDE

2015-2016

∴ LEARN ∴ INVENT ∴ UNDERSTAND

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Decided to study at Paris-Est Marne-la-Vallée University (UPEM) and looking for student accommodation?

This **student accommodation guide** contains all the information you need, along with advice to help you make the right choice.

To help you with your search for accommodation, the Service de la Vie Étudiante (SVE) – Pôle Logement & Emploi étudiant (Student Accommodation and Employment Department of the Student Services Office) offers the following:

- **Accommodation provided by private individuals** (rooms in private homes, studio flats, flatshares, rooms in exchange for services)
- **Student residences in Marne-la-Vallée**
- **Young workers' residences** (apprentices, paid trainees, paid students)

Feel free to contact our service to see all accommodation options.

We're here to help!

CONTACT

SERVICE DE LA VIE ÉTUDIANTE
PÔLE LOGEMENT & EMPLOI ÉTUDIANT
MAISON DE L'ÉTUDIANT
T : +33 (0)1 71 40 81 98
VIE.ETUDIANTE@U-PEM.FR

1. LOOKING FOR ACCOMMODATION

WHAT KIND OF ACCOMMODATION SHOULD I CHOOSE?

You have a number of options, depending on your financial situation and preferences:

• University residences run by the CROUS



Current and new students should apply online by completing the Dossier Social Étudiant or DSE (Student Social File) between 15 January and 30 April of the previous academic year. The procedure for allocating accommodation takes into account different criteria (the student's social background, distance between his or her home and place of study, course of study, etc.).

The Crous offers furnished accommodation and communal services (laundrettes, parking). Some residences are accessible to people with disabilities.

Studios: €320 - €500 Flatshares: €270

• Private student residences



These offer furnished and equipped accommodation with a good level of comfort. Various services (either included in price or available for an additional fee) are available: Internet access, laundry service, cleaning, security, study room, sports hall, cafeteria. It is advisable to submit your reservation application several months before the start of the new academic year.

Studios and flatshares: €450 - €950 including bills

• Young workers' residences



These are not reserved exclusively for students. They welcome students of independent means (apprentices, paid students, paid trainees), usually for a maximum of 2 years. They offer support tailored to each resident's needs (help with administrative procedures, finding accommodation, job hunting, etc.).

Studios and T2 flats (bathroom, kitchen and two other rooms), for individuals and couples: €400 - €600 including bills

• Accommodation offers from private individuals

To view all accommodation available, visit the SVE or dedicated websites. You'll find property owners offering rooms in private homes, studios, T2 flats or flatshares - and there are no agency fees.

Rooms in private homes

This involves living with the property owner. The student has his or her own room and access to communal areas (kitchen, bathroom). In most cases, the tenant can use the washing machine, parking spaces and Internet.

€300 - €550 including bills

Private apartments

These are suitable for single students or couples who prefer more independence and have a larger budget.

Studios or T2 flats: €550 - €850 including bills

Flatshares

This option involves sharing a flat or a house with other students. The tenants each pay an equal share of the rent.

T2 to T5 flats: From €400 per student



Where can I find out what's available?

Service de la Vie Étudiante: vie.etudiante@u-pem.fr

Lokaviz: www.lokaviz.fr

Intergenerational accommodation

This involves students living with older people in a mutually supportive arrangement. The student lives free of charge, or for a token contribution (corresponding to service charges) with an elderly person, in exchange for doing a few jobs or providing company. Typically, the student signs up for a full academic year. Students are put in touch with elderly people by the relevant organisations.

€0 - €350

TRY TO VISIT YOUR ACCOMMODATION

The student is entitled to decent accommodation measuring a minimum of 9m² and with a ceiling height of 2 metres. The accommodation must have a window, access to cooking facilities, drinking water and adequate heating.

A visit is advisable. This will enable you to check out the condition of the accommodation, its location (local area, proximity to public transport, shops, etc.) and to meet the landlord. Private student residences organise Open Days in July each year and some offer individual visits.

HOW DO I APPLY FOR ACCOMMODATION?

Ensure that you have completed **your rental application** before each visit. This provides the landlord with information about the tenant and his or her guarantor, as well as the tenant's ability to pay.

The file consists of the following:

- **Required documents:**

- Copy of your identity card
- Copy of your (or your guarantor's) last 3 salary slips
- Proof of address for your guarantor

- **Optional documents:**

- Student card or school attendance certificate
- Residency permit
- Bank details
- Copy of your guarantor's identity card
- A reference from your employer or guarantor
- Your own, or your guarantor's, most recent tax assessment notice

2. MOVING INTO YOUR ACCOMMODATION

WHAT IS A TENANCY AGREEMENT?

You cannot move into your accommodation until the tenancy agreement has been signed. The tenancy agreement (or rental contract) must be signed by the owner and the tenant. Each party retains an original copy.

• The tenancy agreement must contain:

- The landlord's contact details
- The tenant's name and company name
- The amount of rent and the payment date
- The amount of service charges
- The date on which the tenant will move in
- The length of the tenancy agreement
- The amount of the deposit (if one is required)
- Precise description of the accommodation

WHAT IS THE DEPOSIT?

This is a means of covering any negligence on the part of the tenant (damage, unpaid rent). The deposit is equivalent to one month's rent for an unfurnished property and two months' rent for a furnished one. It must be returned within 2 months of the tenant's returning the keys, after the deduction of any outstanding sums owed to the owner.

BE CAREFUL WITH THE INVENTORY!

Inventories are carried out at the start of the tenancy, when the owner hands over the keys to the tenant, and at the end of the tenancy, when the tenant returns the keys to the owner. Based on the comparison of the initial and final inventories, the owner can request that the tenant repair any damage he or she has caused. The cost of these repairs can be deducted from the deposit. A thorough inventory is essential to avoid litigation.

WHY TAKE OUT HOUSE INSURANCE?

As the tenant is responsible for any damage he or she might cause to the property during the tenancy, he or she is, in most cases, legally obliged to take out insurance to cover these risks. The student must produce an insurance certificate before the contract is signed and must renew it each year. The tenant is not obliged to take out insurance for a furnished property. Third-party liability cover will usually suffice.

DON'T FORGET ABOUT RESIDENCE TAX!

Anyone occupying a property on 1 January is subject to residence tax for that year. Accommodation run by the Crous and furnished rooms in private homes are exempt.

HOW DO I APPLY FOR HOUSING ASSISTANCE?

• APL or ALS

If you need help to pay your rent or bills, you can get Aide Personnalisée au Logement (APL), personal rent assistance, or Allocation de Logement Social (ALS), social housing allowance. These benefits are paid monthly by the Caisse d'Allocations Familiales or CAF (family allowance fund).

The benefits are calculated using a number of criteria (amount of rent payable excluding bills, type of accommodation and location, tenant's financial means, etc.). They are paid from the month following the tenant's moving into the accommodation until 1 July (unless the student informs the CAF that he or she wishes to stay in the accommodation beyond that date). For further information, consult the CAF website.



For a provisional APL calculation visit: www.caf.fr

• The Avance Loca-Pass: a deposit loan

The tenant can apply for an Avance Loca-Pass to pay his or her deposit. This takes the form of a loan which is granted for accommodation of any type and which is either privately or publicly owned. The loan is interest-free and there is no application fee. The student should submit the application to a housing agency close to his or her home no later than 2 months after moving into the premises.

• The Garantie Loca-Pass : joint guarantee

This guarantee is intended for young people under the age of 30 who are engaged in vocational training (apprenticeship contract, work-linked training or professional training contract), looking for a job, currently employed and students on state scholarships. It takes the form of a joint guarantee to cover rent and any bills owed by the tenant, should he or she fail to pay them. It is available only to tenants in subsidised accommodation which does not belong to a private individual. It is accepted by university residences run by the Crous and by young workers' residences.

• Mobil-jeune housing subsidy

This subsidy, worth up to €100 per month, covers all or part of the rent, after the deduction of Aide Personnalisée au Logement. It is intended for all young people under the age of 30 who are engaged in vocational training (on a professional training or apprenticeship contract) in a non-agricultural private sector business and whose income is at or below the national minimum wage. This subsidy is provided by private bodies.

• La clé de l'Etat

The Caution Locative Étudiante is a state guarantee which enables students who have no personal guarantor to be exempted

from having to provide a joint guarantee in order to secure accommodation. This benefit is available only to students under the age of 28. To qualify for the Clé de l'Etat, the student must pay an amount equivalent to 1.5% of the rent payable. Students should apply through the CROUS or on the CROUS Lokaviz website.

REMEMBER TO GIVE NOTICE BEFORE YOU LEAVE !

The tenant can terminate the tenancy at any time during the period of the tenancy agreement. He or she must give one month's notice for a furnished apartment and three months' notice for an unfurnished apartment. The tenant informs the landlord of his or her departure by registered letter with acknowledgement of receipt or by bailiff's deed. The tenant is not required to explain his or her decision.

For more information about the procedures mentioned above, visit www.lokaviz.fr

3. USEFUL CONTACTS

PUBLIC BODIES

CONTACT	CRÉTEIL CROUS 68/70, AVENUE DU GÉNÉRAL DE GAULLE 94010 CRÉTEIL CEDEX T : +33 (0)1 45 17 06 60 WWW.CROUS-CRETEIL.FR
CONTACT	CROUS 68/70, AVENUE DU GÉNÉRAL DE GAULLE 94000 CRÉTEIL CEDEX T: +33 (0)1 43 77 50 53 BOURSE@CROUS-CRETEIL.FR LOGEMENT@CROUS-CRETEIL.FR
CONTACT	CROUS RESIDENCES IN MARNE-LA-VALLÉE RESIDENCES IN MARNE-LA-VALLÉE RECEPTION 7 BIS, BOULEVARD COPERNIC 77420 CHAMPS-SUR-MARNE T: +33 (0)1 64 68 18 99 RÉSIDENCE.CHAMPS-SUR-MARNE@CROUS -CRETEIL.FR
CONTACT	CAISSE D'ALLOCATIONS FAMILIALES DE SEINE ET MARNE (CAF) 21-23, AVENUE DU GÉNÉRAL LECLERC 77024 MELUN CEDEX LOGNES T: +33 (0)810 25 77 10 WWW.CAF.FR
CONTACT	CAF - INFORMATION POINT 97, BOULEVARD DU SEGRAIS 77185 LOGNES
CONTACT	LOKAVIZ, THE STUDENT ACCOMMODATION AGENCY WWW.LOKAVIZ.FR

CONTACT UNION RÉGIONALE DES FOYERS ET SERVICES POUR JEUNES TRAVAILLEURS EN ILE-DE-FRANCE (UNION OF RESIDENCES AND SERVICES FOR YOUNG WORKERS IN THE ILE-DE-FRANCE REGION)
10/18, RUE DES TERRES-AU-CURÉ
75013 PARIS
T: +33 (0)1 42 16 86 66 / +33 (0)8 99 03 61 09
UNIONREGIONALE@FJT-IDF.FR
WWW.FJT-IDF.FR

CONTACT AGENCE DÉPARTEMENTALE D'INFORMATION SUR LE LOGEMENT - ADIL (DEPARTMENTAL ACCOMMODATION INFORMATION AGENCY) MAISON DES SERVICES PUBLICS
PLACE D'ARIANE
777000 CHESSY
T: +33 (0) 820 16 77 77
WWW.ADIL77.ORG

SELECTION OF RESIDENCES CLOSE TO THE CAMPUS

• CROUS university residences

CONTACT RÉSIDENCE CONDORCET
12, BOULEVARD NEWTON
77420 CHAMPS-SUR-MARNE

CONTACT RÉSIDENCE MONTESQUIEU
7 BIS, BD COPERNIC
77420 CHAMPS-SUR-MARNE

CONTACT RÉSIDENCE JACQUES BREL
4, ALLÉE JACQUES BREL
93160 NOISY-LE-GRAND

CONTACT RÉSIDENCE DE LOGNES
26/30, RUE BOUQUET
77185 LOGNES

CONTACT RÉSIDENCE DE TORCY
20/24, PROMENADE DU BELVÉDÈRE
77200 TORCY

• Private student residences

FAC HABITAT

CONTACT RÉSIDENCE LES HAUTS BOIS*
5, ALLÉE DES HAUTS BOIS
93160 NOISY-LE-GRAND
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CONTACT RÉSIDENCE MARCEL PAGNOL
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CONTACT RÉSIDENCE NELSON MANDELA
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T: +33 (0)1 64 11 14 07
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CONTACT RÉSIDENCE PAUL CÉZANNE
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CONTACT RÉSIDENCE THIBAUD DE CHAMPAGNE
10, PASSAGE THIBAUD DE CHAMPAGNE
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T: +33 (0)1 64 11 14 07
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ADEF

CONTACT ADEF
RÉSIDENCE ADEF
50, RUE ARISTIDE BRIAND
77100 MEAUX
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WWW.ADEF-LOGEMENT.FR

* Partner residence

GALILÉE

CONTACT | RÉSIDENCE GALILÉE*
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T: +33 (0)1 77 19 61 14
WWW.STUDENEST.COM

LE CLUB ÉTUDIANT O.S.E.

CONTACT | RÉSIDENCE PRUNAIS*
7, CHEMIN DES PRUNAIS
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PRUNAIS@RÉSIDENCES-OSE.COM

LES ESTUDINES

CONTACT | LES ESTUDINES GALLIÉNI*
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CONTACT | LES ESTUDINES MARNE-LA-VALLÉE*
10/12, ALLÉE LOUIS ARAGON
93160 NOISY-LE-GRAND
T: +33 (0)1 43 03 60 35
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CONTACT | LES ESTUDINES VAL D'EUROPE*
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* Partner residence

NEXITY STUDEA

CONTACT | STUDEA CHELLES GARE RER*
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WWW.NEXITY-STUDEA.COM

CONTACT | STUDEA VAL D'EUROPE 1 AND 2*
7, COURS DE LA GARONNE AND 40, COURS DU DANUBE
77700 SERRIS
T: +33 (0)1 60 04 62 33
STUDEA.SERRIS@GMAIL.COM
WWW.NEXITY-STUDEA.COM

CITY RÉSIDENCE

CONTACT | CITY RÉSIDENCE CHELLES*
55-57, AVENUE FRANÇOIS MITTERRAND
77500 CHELLES
T: +33 (0)1 64 72 64 64
WWW.CITY-RÉSIDENCES.EU

STUDEFI/EFIDIS

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GALLIENI@EFIDIS.FR

CONTACT | RÉSIDENCE GALLIENI 2*
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CONTACT | RÉSIDENCE CAMILLE CLAUDEL*
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T: +33 (0)9 70 82 19 19
CLAUDEL@EFIDIS.FR

* Partner residence

- **Young workers' residences**

RÉSIDÉTAPES

CONTACT | RÉSIDÉTAPE DE BRY SUR MARNE
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94360 BRY SUR MARNE
T: +33 (0)1 45 92 24 16
LUDIVINE.BONANNI@RESIDETAPES.FR
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CONTACT | RÉSIDÉTAPE DE CHESSY
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ALJT

CONTACT | RÉSIDENCE DE MAGNY-LE-HONGRE RJAM
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- **Intergenerational accommodation**

ENSEMBLE2GÉNÉRATIONS

CONTACT | ENSEMBLE2GÉNÉRATIONS*
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FOR MORE INFORMATION

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