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Dear future tenants,

At Studapart, we get up in the morning to make rentals a positive life experience that everyone can own. For that, we’ve built a community bringing renters and tenants around common values of respect, communication and trust.

Together with your school, we believe the success of your studies depends as much on the quality of courses as on your living and study conditions. Your student and/or professional life is an important step, and we’re committed to making it a successful experience!

This guide is here to answer all your questions regarding how to find accommodation in France, from booking to settling in. Have a nice read!

Your turn to rent on:

housing.u-pem.fr

Juliette Baranger
Studapart-Université Gustave Eiffel partnership manager

The rest of the Studapart team joins me in wishing you a great rental, and above all much success in all of your projects.
1. **Studapart: shaping better rentals**

Since 2014, Studapart works closely with its partners to streamline rentals. We’re a team of 40 passionates, coming together each day to make rentals a positive life experience, no matter the duration.

**How?**

At Studapart, we make sure of the authenticity of our users profiles and the quality of their ads. We request the least documents possible, your steps are done online and we provide guidance and support at any moment, from the moment you register until the end of your rental.

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**Google feedback**

4.4

**Satisfied Users**

+300 000

**Verified Ads**

+120 000

**Positive Reviews**

90%

**Our mission**

*Making rentals more simple and personal, no matter the duration.*
2. Finding accommodation with Studapart

Experience an efficient and serene way of renting.

Université Gustave Eiffel & Studapart are partners to facilitate your access to housing. From 1 to 24 months, book accommodation (studio, flatshare, student residence...) with certified landlords:

- Exclusive ads for all budgets
- Simple and 100% online
- Personalized support throughout your rental

The Studapart Certification

Have your rental application certified and guaranteed. In association with Allianz, Studapart becomes your guarantor for the entire duration of your rental and re-houses you in the event of unforeseen circumstances.

housing.u-pem.fr

1. Register with your personal email address or your Université Gustave Eiffel login credentials

2. Activate your account with the code HOUSINGUGE or your proof of enrolment

What if I have to cancel my booking?

In the event that your VISA is declined or that there is a change in your personal situation, Studapart will take you through the cancellation of your booking. Let us know as soon as possible so that we can help you in the best way.
3. Housing in France

Renters

Your accommodation can be rented by a private owner, a student residence, a real estate agency or the CROUS (a public organization for student housing). These renters each have their own specific conditions and way of operating.

With Studapart
Get in touch with renters directly through a dedicated instant messaging.

Dwellings

Studio, flatshare, apartment in a student residence, homestay... have your pick! Find out about their specificities and start searching according to your preferences.

With Studapart
As soon as you registered, tell us about what you’re searching to help us understand your needs better.
The rental application

It's a key element in your search for accommodation. Among other things, it's mainly what renters will use to get to know you. It mainly consists of your ID and documents relating to your guarantor.

With Studapart

We ask for the least possible documents. You upload them on the platform in one go, then we give you tips on how to boost it your application: you can even have it certified!

The guarantor

The guarantor is either one of your relatives or an organization that certifies that you are trustworthy and provides a financial guarantee that you include in your rental application. The guarantor must pay taxes in France.

With Studapart

Don’t have a guarantor? Studapart is partner with Allianz and can become your guarantor over the whole duration of your rent.
The lease contract

The lease contract lists rules surrounding your rental and lays the foundations of trust between your renter and you. It has a legal value and is referred to in order to ensure everyone’s rights are respected.

With Studapart

Studapart assists renters in drafting their contracts: you can sign with your eyes closed! As soon as your booking is confirmed, Studapart will send you a rent certificate, serving as a proof of address and allowing you to initiate the administrative procedures surrounding your arrival and move-in (VISA, internet subscription...).

The security deposit

It’s an amount of money you pay when signing the lease contract. Renters request it to make sure the dwelling is well taken care of. The security deposit may not exceed the equivalent of 1 month’s rent for a non-furnished rental and 2 month’s rent for a furnished rental. It is paid back to you in full when you move out if no deterioration has been noted. The security deposit can’t be used to pay the last month’s rent.

With Studapart

With our partners, we ensure the recovery of your security deposit is carried out correctly. Our support team remains on hand to assist you in these matters throughout the duration of your rental.
4. Settling and living in France

In your new home

**Taking out home insurance**

Home insurance is compulsory: your renter will request proof of insurance at the moment of the check-in inventory of fixtures. Read more about what you need to know about rates, clauses and how to report a claim on studapart.com.

**With Studapart**

Take out home insurance online at the moment of booking your accommodation on Studapart, and move-in with peace of mind!

**Request housing allowances**

Tenants are eligible for state housing allowances (APL / ALS) in most cases. The amount depends on your personal situation. In 2018, tenants received an average of 230€ of housing allowances. A helping hand to pay the rent!

Estimate the amount of your housing allowance using the **CAF simulator**.

**With Studapart**

Read our tips to file your request to the CAF (the organization managing state housing allowances). Our team of experts is there to clarify the various existing options for you, and to help you through your steps if you are lost.
Move in serenely

When moving in, you will conduct an inventory of fixtures, meaning you will visit the premises room by room with your landlord to check the general state of the accommodation and equipments. It’s a compulsory step, where both you and your landlord sign a document to attest you both agree on the observations made during the inventory. Make sure you have in mind the good practices to carry out your inventory of fixtures.

With Studapart

When moving out, you will also make an inventory of fixtures. The document of your check-in inventory of fixtures will be used as a reference to compare the state of the dwelling upon your arrival and after your leave, and to note possible damages. Take care of the place as if it were your own to make sure your security deposit is returned to you in full!

In your everyday life

Manage your budget

In addition to the rent, you will have to include everyday life expenses in your daily budget. Plan monthly subscription plans (internet, telephone, electricity, public transport...), meals and leisure activities (cinema, sport, exhibitions...).

Studapart’s tip

Ask around in your school’s student associations. They often have good deals in store for students!
Open a bank account

You’ll need a French bank account to receive state housing allowances (APL, ALS...), for example. How to open a bank account in France? Which banks are best - traditional or online - and which options to choose? Read more about the steps to follow and the documents to prepare on Studapart.com.

Studapart’s tip
Many schools and universities have partnerships with banks. Contact the administration to know if yours does.

Getting electricity

You don’t always need to take out an electricity contract by yourself, it depends on the type of accommodation you’re renting. Your renter will inform you about this in due course. Find out more on how and when to get electricity as well as offers from different suppliers in France on studapart.com in the Tips section.

Studapart’s tip
It may happen that the previous tenant’s electricity contract is still be active when you move in. You will still have to take out a new contract, otherwise you may end up with a power cut!

Access health care

Social security is free and compulsory for all students in France, whether French or International. Social security will cover part of your health expenses.
Zoom on the French healthcare system

If you are a French student
you are automatically registered
and have nothing to do!

If you're an international student
you must register as soon as you're
enrolled in your school or university.
Go to etudiant-etranger.ameli.fr

European student?

You must register if you do not have a European Health Insurance Card (Carte Européenne d’Assurance Maladie) or if you have an S1 form.

The S1 form
It's an online document you can obtain in your country before you leave, from the health organization where you are affiliated. It allows you to register for social security in France. The S1 form is only applicable for citizens of EU/EEA/Switzerland countries.

If you have a EHIC or were already enrolled in a French higher education institution this year, you don’t need to register again.

Warning! Your EHIC must be valid until the end of the current academic year for you to be reimbursed for your health expenses. The EHIC applies for member countries of the European Union, Iceland, Liechtenstein, Norway and Switzerland.

Non european student?

You will have to register, unless you were already enrolled in a French school this year.

You can also take out supplementary (mutual) health insurance from the social security system. This is not compulsory, but the mutual insurance allows you to supplement the reimbursement of your health expenses, which are reimbursed at 60% by the social security.
Useful contacts

Fire department: 18
Police: 17
Medical emergency service: 15
European Emergency line: 112

You can dial 112 from any fixed or mobile phone, without credit needed, with any European operator. You can also dial 112 from a phone that doesn’t have a SIM card.

Any questions?

booking@studapart.com

Find all our advice, tips and sample documents (contracts, notice of leave, inventory of fixtures etc.) here:

5. Studapart’s tips on housing

Put the odds in your favor! Here are our tricks on finding the rare gem.

1. Start searching as soon as possible
No time to waste: get started as soon as you’re admitted. The sooner you join Studapart, the more serenely you plan your arrival.

2. Put together your rental application
To help renters get to know you, complete your profile on Studapart and upload your documents online directly on the platform (ID and admission letter).

3. Contact several renters
The more requests you file, the more likely you are to find accommodation - on average, a tenant on Studapart makes 7 requests before finding accommodation.
4 Be responsive

Many other students are searching at the same time as you. Make time to check out for new ads, answer renters and Studapart’s team. Courtesy and responsiveness are your greatest allies.

5 Stay in touch with the support team

Our team of experts speaks several languages and is there to support you 6/7 days from the moment you register. Answer our messages or contact us directly, we need to know you in order to help you the best we can!

See you on:

housing.u-pem.fr
Your turn to rent on:

housing.u-pem.fr

Let's keep in touch:

Contact our multilingual team (English, mandarin, hindi, spanish...) on the platform through live chat, mail: booking@studapart.com or give us a call at +33 1 80 92 64 01 (toll free call from abroad).