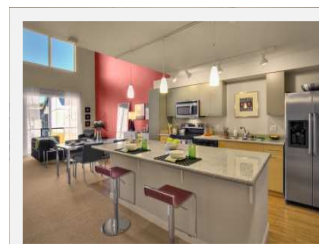


Finding Accommodations

Looking for an apartment in France can be a tiring process, however the information in this guide and your local international team are here to help. Groupe INSEEC strongly recommends that students book their accommodation before arriving to France. If you decided to first come to Paris and then look for accommodations you can search for youth hotels and hostels, ethic etapes centre, Erasmus house or Bed & Breakfasts. www.Airbnb.com is another good option to find short-term housing. It is also important to remember that Groupe INSEEC does not have university accommodations on any of its campuses. To get started you should first decide if you would like a furnished or unfurnished apartment and if you would like to live alone or with flat-mates. Your local international team will send you information on where to live in the city, the details of 'foyers de jeunes travailleurs,' sponsored international housing, homestays, local housing announcements (bulletin boards) and local real estate agencies. However, below are a few points you should consider before you begin your search, a list of documents you will need to rent an apartment in France, some housing scams you should avoid, housing insurance obligations, information about the CAF social fund, information about the lease, information about amenities, useful websites and helpful vocabulary.



Points to Consider

Furnished or Unfurnished

Choosing between the two should be rather easy. If you are not planning to stay along time we recommend you opt for a furnished flat. Unfurnished flats are likely to be a bit cheaper than furnished ones, but you will have to pay for the furniture, pay for the transportation of the furniture and you are responsible to empty the apartment before you leave. However, if you find yourself in an unfurnished apartment you can go online to www.leboncoin.fr for second-hand furniture (the website may only be available in French).

Living alone, Flat-mates or Homestays

Sharing a flat with other students will most likely reduce your costs since you will divide the price of the rent and of the additional fees (electricity, gas, water...). We advise you get to know the other students who will join you on your exchange either from your school or another school. By using skype, emails or other tools, you can insure that you will get on well with your future flat-mate. It is strongly advised to share a flat with someone who has the same interests as you as well as financial expectations. Sharing a flat means sharing all the costs including internet and T.V.

Before deciding to have a flat-mate consider the following points:

- ☞ How many people are you comfortable living with?
- ☞ Do you want to live with young professionals or other students?
- ☞ How will the rent be divided?
- ☞ If something is damaged in apartment, how will you deal with that situation? Will the amount of the damages will be deducted from the deposit or does everyone pitch in and pay?
- ☞ How will you buy groceries : together or individually?
- ☞ Do you want to pay for a landline and cable T.V.?
- ☞ What kind of housing insurance do you need?
- ☞ What happens if your flat-mate doesn't pay their share of the rent?

Group INSEEC advises you to visit colocation.fr which has a 'flat-mate chart.' This flat-mate chart is a document in which all flat-mates can edit and then sign. It has no legal purpose, but can be a useful mediating tool.

Another option is to share a flat with French people (students or young professionals) who are looking for a flat-mate. You can also opt to stay with a French family. Although, flat sharing among French people is untraditional, it is becoming more popular and mainstreamed. Living with French people can provide you with many advantages: you can practice your French language skills, you can avoid difficulties with the landlord and French administration by having a French national on your lease and you will become better integrated into city life and French cultures.

Types of Accommodations

There are various types of accommodation in France. Apartments will often be listed as T1/F1, T2/ F2, T3/ F3 etc... This refers to the number of rooms in addition to the kitchenette and bathroom. For example, a T1/ F1 will consist of a kitchenette, bathroom, and one other room (living room/bedroom). A T2/F2 will have a kitchenette, bathroom, living room + 1 bedroom. In big cities it is not uncommon for someone to sleep in the main living room, in other words, 2 people can share a T2/F2 flat.

If you have decided to live by yourself, you should search for the housing offers of university halls. They will be listed as private apartments (T1, F1 or 'studio').

THE FLATMATES CHART

As specified in the section dedicated to sharing a flat with other people, the French website colocation.fr has elaborated a "flatmates chart" which has no legal value but can help you make sure everyone has defined and knows the terms and conditions of the life in community. If you think it might be of help, feel free to use it: have every flatmate fill in the form and sign it, and copy it for every member of the flat.

Name & first name	Name & first name	Name & first name	Name & first name

are going to share the flat located at the following address:

and, through this contract, commit themselves to :

- pay, without delay and according to the terms of the lease ("bail") their share of the rent, of the various 'charges' (hydro, electricity, gas and 'taxe d'habitation' - cross when inapplicable) corresponding to ___ % of the overall price;
- pay without delay their share of the additional fees (phone, food), as proved by detailed bills;
- pay without delay their share of occasional expenses (furniture, common parts...) that have been decided and shared by all flatmates;
- use the apartment in full respect of the others and as reasonable people;
- not damage the apartment or any common belonging;
- reimburse, fix or replace any common belonging that has been damaged;
- not organise parties more than ___ days each month;
- not host anyone from the outside (non-flatmate) for more than ___ days per month (consecutive or not);
- pay, if all flatmates agree, a higher share of the rent and/or electricity and gas bills, should their host stay in the apartment for more than ___ days per month;
- respect everyone's intimacy, and not enter any other's room without prior invitation, unless there is a case of emergency or danger;
- not introduce in the apartment any illegal device;
- not physically or verbally aggress any other flatmate;
- not make disturbing noises between ___pm and ___am, keep the sound level reasonable during daytime;
- if any flatmate does not respect any of the above ticked rules, and depending the seriousness of the problem, the other flatmates must gather and speak with him/her. If within 8 days the same impairment happens, the responsible will be excluded, with the notification via a 'lettre recommandée'

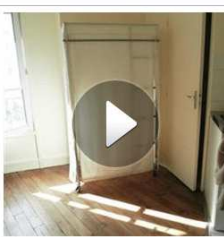
Date of signature of the present contract: _____

Name & Signature	Name & Signature	Name & Signature	Name & Signature

Location Studio
Paris 15ème (75015) - Quartier Dupleix-Motte Picquet

500 € cc' ?

Annonce Visuels (5) Infos locales À proximité Mon espace



Afficher les 4 photos, 1 visite virtuelle

Pièce	1	Surface	11 m²
Etage	7	Ascenseur	oui
Terrasse	non	Parking	N.C

Plus de détails

Transports : M Dupleix
Proximité : M Dupleix

Contacter l'agence

Téléphone Mail

MAJ : 07 / 08 / 2013 Réf : 1820

Meublé Honoraires ttc... 500 €

Garantie 950 €

Consommation énergétique Gaz à effet de serre

639 39 E

Ajouter à mes annonces
Noter cette annonce
Ecrire un commentaire
Alerte prix
Imprimer
Signaler une erreur

If you would like to share a flat you should search for F2 or T2 apartments or T3 or F3 if you would like to pay a bit more in order to have a living room space. If there are more than two people sharing a flat then you can look for T4 or F4 or higher.

A homestays can also be an option for you. Some French families host a student in a part of their house for a semester or a full year. You have an independent bedroom, and most often, share the bathroom and kitchen with the family or with another student who has a room in the house as well.

'Foyers de jeunes travailleurs' is another option. Foyers are intended for students who are limited financially or who are looking to meet others by sharing a common room such as a T.V. room or reading room. They also sometimes provide

common meals (most of the time they are included in the price). Typically, this type of accommodation is managed by religious communities and you must respect their rules with regards to curfew and alcoholic beverages.



In order to rent an apartment in France, the agency or landlord may ask you to provide a series of documents. Please note that Groupe INSEEC and the institutions within the group cannot act as a 'garant' or co-signer, it is against the schools policy to do so. Groupe INSEEC is not responsible for your ability to pay for housing.

The Lease

A Lease is a housing contract which sets the conditions in which you are allowed to stay in a house/flat. It is mandatory in France that this document is signed by both the landlord and the tenant and that copies are given to both parties. This document is the legal basis for settling conflicts between landlords and tenants. Before you sign the rental agreement or the lease, be sure to ask yourself some very important questions and be sure that you understand all rental conditions mentioned in the contract. Does the rent 'loyer' include additional charges like heating, electricity and building maintenance? If participating to a homestay are sheets and towels included? If renting a furnished apartment, does this include flatware, dishes and cooking material? If staying in a foyer are visitors allowed? Are the utilities (heat, hot water, cold water, waste, elevator and building cost) included in the rent?

The lease will outline the following points:

- Contact details of the owner
- Contact details of the tenants
- Number of tenants renting the apartment
- Move in date
- Tenant responsibilities for the apartment and common areas
- Landlord responsibilities for the apartment and common areas
- Rent cost and due date
- Extra charges
- Amount of the security deposit / due date
- Responsibilities of your co-signer (garant)
- Description of the state of the apartment
- List of amenities and items furnished in apartment
- Duration of the contract
- Rules and procedures when leaving the apartment

Document checklist :

- Certificate stating you will be attending a school within Groupe INSEEC, such as the letter of acceptance.
- Valid ID card or Passport
- Copy of your ID card or Passport
- An extract of your bank account (RIB)
- Student Visa (if applicable)
- Proof of financial resources showing how you plan to finance your living expenses. This can be a certificate made by your home bank about your own or your parents' bank account solvability. Alternatively, where applicable, it can be an attestation (duly translated and certified) of your scholarship award and its amount.
- If you do not have enough liquid resources to demonstrate you can pay your housing during your stay you will need a co-signer or a 'garant'. Someone, such as your parents, who testify that they will pay for your housing if you are unable to do so. In this case you will need:
 - ⇒ Copy of your co-signers ID Card or Passport
 - ⇒ Copy of your co-signers last three pay slips proving they are employed and receiving income.
 - ⇒ Copy of their last income tax statement
 - ⇒ If they rent a flat, please bring proof they paid rent for the past three months
 - ⇒ If they own their own house, please bring proof of their mortgage payment.
- If you have rented a flat before, a letter of reference may be required
- Any contacts or references you have in France are good to mention.

Typically in France rent must be paid in advance, before the 5th of every month. Make sure you ask how can you pay your rent? Do they require check or bank transfer? How much is the deposit and when is it due? **Duration of the lease is important. If you are signing a 3 year lease then you must know how the contract can be terminated.** Often times, you must send a registered letter (**lettre résiliation avec accusé de réception**) to the landlord. It is also very important to remind

It is illegal for the following points to appear in the lease:

- Forcing the tenants to take out an insurance plan chosen by the owner;
- Imposing a tenant to pay via bank transfer;
- Setting fines in cases of violation/infraction;
- Ending the contract without prior notice, except if the tenant does not pay the deposit or charges / does not take a rental insurance/ or does not pay the rent;
- Changing the terms of the lease such as the owners responsibilities, without negotiating them with the tenants;
- Forbidding the tenants to hold political, trade union, work-related meetings;
- Obliging the tenants (after they have given notice they will leave the flat) to hold apartment visits on bank holidays or weekends.

your landlord that you would like to have proof that you have paid your rent every month. This is called a '*Quittance de Loyer.*' This document is especially important for non-EU students as the French administration and immigration could require this document to prove that you are currently residing in France.

Description of the state of the apartment, '*Etat des Lieux*'

The 'Etat des Lieux' is a crucial non-mandatory document that is usually annexed to the lease. Groupe INSEEC strongly advises students to insist on having one.

There are two parts to the 'Etat des Lieux': the 'Etat des lieux entrant' (when you enter the flat) and the 'Etat des lieux sortant' (when you leave the flat).

The tenant is responsible for drafting the 'etat des lieux entrant' with the landlord or agency. Typically, the tenant and landlord visit the apartment together and go over every detail of the apartment asking and answering a series of questions, such as: Do the doors shut properly? Are there any holes in the walls? Has the apartment been freshly painted? Does the shower and sink drain properly? Are any tiles broken in the kitchen? Is the apartment clean? Are there any major scratches on the floors etc...?

Together the tenant and landlord answers and document all of these types of questions. Once the visit is complete, both parties sign the 'etat des lieux entrant.' When the tenant is ready to leave the flat, both parties will use the 'etat des lieux entrant' as a reference document and together they will look for new problems or damages to the apartment. If there are no new damages, then the 'etat des lieux sortant' will be exactly the same as the 'etat des lieux entrant' and the deposit will be fully refunded to the tenant. If there are new damages, then they will be documented on the 'etat des lieux sortant' and the tenant will not receive a full refund of the deposit. The tenant will have to pay for the damages. For example, if the apartment was very clean and documented on the 'etat des lieux entrant', but very dirty and documented on the 'etat des lieux sortant', the tenants will have to pay for a maid service to clean the apartment. It is therefore important to create a detailed 'etat des lieux entrant' and to keep a copy so you know what you are responsible for and what was already there when you moved into the flat.

If you do not speak French and the landlord is unable to speak English, Groupe INSEEC recommends that you take a French-speaking friend along with you. It is also recommended that you take digital pictures of the flat before you move in and send them to the landlord to avoid any arguments in the future. If you discover a problem ('vice caché') after you move in (during the first 20 days) immediately inform the landlord by sending them a 'lettre recommandée' (A/R). Lastly, it is important to ask if the landlord or agency will conduct a 'pré-état des lieux.' If they agree, the landlord will visit the

apartment and inform the tenants if everything is fine with the apartment or if there are any problems. For example, if the shower or sink are not draining properly, the landlord will state that this problem needs to be fixed before the 'état des lieux sortant' or the tenant will be expected to pay. Once the tenant and landlord agree on the amount of charges, the remaining amount of the deposit will be returned to the tenant. Keep the 'état des lieux' as evidence until you are fully refunded. It is important to ask the landlord how they would like to pay you. Typically it is by bank transfer into a French account. If the landlord forgets to refund you, continue to email and call him keeping the 'état des lieux' as proof he owes you this money.

Please note that your deposit cannot exceed two months' rent and the sum must be given back to you, minus the fees taken out for damages you may have caused. The deposit cannot be used to refurbish the apartment. It only can be retained for damages or for things you changed within the flat. For example, you may be charged if you had a pet in the apartment or if you decided to paint the walls. If you rent a furnished apartment then the deposit will also be used to guarantee the furniture in the apartment. For example, if you stain the couch or carpet, fees will be taken out of your deposit. Lastly, it is extremely important that if anything breaks suddenly in the flat such as a pipe in the bathroom, you call your landlord immediately. It is the landlord's responsibility to fix these types of problems; however, if you wait too long and to inform him about the pipe and due to the delayed message there is serious water damage to the floors, you may be charged. The landlord also reserves the right to contact his team to repair a problem. This means, that if you call your own plumber and do not ask for the landlord's permission in advance, he is not obligated to reimburse you.

Other Amenities

It is important to know what amenities are included in your rent and extra charges. It is also important to know if you can transfer a contract from the previous tenant to your name, or if you must open up a new contract.

EDF/GDF

Electricity and Gas are provided by the EDF/GDF (Electricité de France / Gas de France). You must ask the landlord if the EDF contract needs to be put into your name or if it is included in your charges. To avoid trouble, landlords who rent to foreign students often keep the EDF contract in their name and set an average monthly charge for the tenants.

If you must put the EDF contract in your name you will need to call EDF. If the apartment was occupied in the last three months then the service will be automatically put into your name once you call them and you will get electricity and gas almost immediately. If the apartment has not been occupied for the past three months you must call EDF and ask for an appointment with a technician who will install all of the necessary materials for you to get electricity. The EDF Company may require a certificate from the landlord stating that you live in the apartment; it is therefore, a good idea to ask for this document in advance.

EDF will bill you every other month and check your consumption twice a year. EDF has a formula which allows them to anticipate how much electricity and gas the apartment will consume. The amount you pay is theoretical. It is important to notify them when you leave the apartment so they can adjust the final bill to reflect the total cost of actual consumption. It could be the case that you pay much less, if you consumed less than their estimation or that you pay much more. In order to



have a better average for your consumption it is advised to keep your heating at a lower steady level all day instead of adjusting it or turning it off when you leave the apartment. For example, if you add one Celsius degree to your usual heating average, it translates as 7% more on your EDF bill. Other quick consumption tips are to turn off the lights when

you leave a room, take a shower rather than a bath and make sure all electrical equipment is working correctly.

Phone, T.V. and Internet

As with the electricity it is important to know if WI-FI is included in your extra charges. Both foyers and residence generally have free internet hot-spots, but if not, then you will have to choose an operator and open up an account. There are many different operators with comparable products: Club Internet, Bouygues, SFR, Orange, télé2, Neuf, Alice, AOL & Cegetel. None of them provide offers especially dedicated to students; however, many of them provide package deals. That is to say, if you use the same operator for internet, phone, T.V. and in some case cell phones, the total cost will be much less than using different individual operators. It is important to know what you want and then shop around. Many providers also have foreign packages where you can call all USA numbers and fixed lines from other countries for free. It is important to note that many promotional offers include certain obligations such as signing a year-long contract. Be sure that you understand all obligations and the cost for breaking the contract. Asking your landlord what operator the previous tenant used could save you on cost. If all the hardware is already installed you won't have to pay for a technician to come to your apartment. If it is the case that you do need the operator to install the product, make sure you state you are student. There are often installation discounts for students.



Bouygues Telecom

Housing Insurance

In accordance with French law all tenants must take out a housing insurance. It is strongly recommended that you ask your French bank or personal insurance company for a housing insurance certificate which covers you and your apartment. The basic insurance package will cover common risks such as, civil responsibility, fire, flood and theft. Groupe INSEEC advises that every individual living in the apartment has their own personal insurance. Please note, in most cases proof of housing insurance must be given to the landlord before receiving the keys to the apartment.

Once you leave your flat, you must inform your insurance company. It is a very important step as it prevents landlords from 'cheating' and ask your insurance for reimbursement once you have left.

Financial Assistance for Housing

During your studies in France, you may be eligible for various types of financial assistance. The CAF is perhaps the most popular, but there are funds such as CROUS, / CNOUS and EGIDE. Groupe INSEEC recommends that you check with your local university, region and country for scholarship opportunities. Groupe INSEEC doesn't offer any type of scholarship for international students.

Caisse d'Allocations Familiales (CAF)

The 'Caisse d'Allocations Familiales (CAF) is a social fund which helps subsidize student housing on a monthly basis. The amount will depend on how much rent you pay, your personal situation and type of apartment you rent. The CAF can be sent you the beneficiary directly or it can be sent to the landlord, which means you will pay less rent each month. EU students have a right to ask for the CAF as soon as they arrive in France. For Non EU student, your eligibility to the CAF will depend on what

Criteria for the CAF

- You must have a lease, you will be asked to provide your French address during the CAF registration process.
- You must be a student and have a copy of your student card or a letter from Groupe INSEEC
- You must have a copy of your birth certificate translated into a French by a certified translator in your home country
- Non EU students must have a valid French residency card, 'carte de séjour', which you can obtain from the French immigration authorities if you are staying at least 6 months in France. It is advised that non EU students submit their file to the CAF office upon arrival. You will then be informed if you can access the 'Aide Pour le Logement,' (APL). But remember, this fund is subject to the student's personal situation, i.e. income conditions.



type of student visa you obtain. If the following phrase is mentioned on your visa "Dispense temporaire de carte de séjour," you will not be eligible to receive the CAF.

If you meet the criteria for the CAP fund, you are encouraged to apply online by going to www.caf.fr → 'étudiants' → aide au 'logement'. But remember, you will have to have your definitive housing address in France before beginning the online application. In addition, please fill out all the boxes in the form carefully and have a printer ready. After you have completed the online application you will need to print the form and mail it to your local CAF office by regular post. Once your application has been received, the CAF office will send a letter of confirmation. Please make sure your name is on your mailbox!

In addition, once you are eligible to receive the CAF, you will be given an access number and code. Keep this information in a safe place. You will need this information when submitting any kind of request to the CAF office, and you might need them if you are asked to fill out a 'Déclaration de Revenus' online.



Groupe INSEEC recommends that you opt to have the CAF funds sent directly to you instead of to the landlord. This means that you will need to have a French bank account before completing the online application, as you will have to provide this information during the application process. CAF funds are only paid by bank transfer and all request for international transfers will be denied. The CAF fund has a three month retroactive pay date and there is no assistance for the first and last month.

French administration is efficient but very tedious. If you are asked to provide additional documents such as copy of your passport, please submit it with your file. You must be in full compliance with everything they ask for in order to receive the CAF. This includes signing the forms when needed. If you make a mistake or forget to send or sign a document it will be very difficult and time consuming to correct it after the fact. When you decide to leave France it is important to call the CAF office in advance to notify them. If they overpay you because you do not inform them that you are leaving, you will be expected to refund them.

CROUS & CNOUS

CROUS (Centre Régional des Oeuvres Universitaires et Scolaires) and CNOUS (Centre National des Oeuvres Universitaires et Scolaires) are institutions dedicated to students who are eligible either for a French state or any other state scholarship. Their services include help in finding an accommodation and financial relief from some of the biggest expenses when moving into a new flat, such as the security deposit. They will not help students who are not currently benefiting from a state scholarship. Please note, you can only benefit from one institution. You cannot register for both CROUS and CNOUS. For more information please visit www.cnous.fr. Please note the website is only available in French.

Campus France

Campus France is a public institution (EPIC) in charge of promoting higher education in France and overseas. It also manages the reception and international mobility of students, researchers, experts and guests. The work of Campus France is overseen by the French Ministry of European and Foreign Affairs and the Ministry of Higher Education and Research. Thanks to its global network of 180 Campus France Spaces, the agency informs international students about French higher education, guides them on their choice of training, helps them complete their application form and gain a visa. It is also in charge of managing scholarship programs from foreign governments and public and private institutions.

For the Campus France search engine please visit: www.campusfrance.org/fria/bourse/index.html



French Diplomatic Agencies in your Country

No matter what country you are from, you can always contact the local French diplomatic officers who may be able to help you and inform you about other grants not mentioned in this brochure. Groupe INSEEC advises you to research the following institutions: French Embassy, Alliance Française, French Cultural Centre and/or French Consulate in your country. Please also check out the French Foreign Affairs Ministry webpage dedicated to studying in France, which gives detailed information on state grants, eligibility and application process.

To find out more about the French government scholarships: please visit : www.diplomatie.fr

Local Assistance

Before leaving your home country, you are advised to contact you university, city, regional, or state administration to know if you are eligible for a mobility scholarship or any other scholarship which could assist you in paying for your accommodations in a host country.

Looking for an apartment online is can be challenging. The French use a lot of abbreviations to describe apartments and houses. To help you with your search please find below some useful tips on how to read the announcements.

anc.	ancien	older building
appt.	appartement	apartment
À rafr.	À rafraîchir	needs decoration
asc.	ascenseur	lift
blc (ou balc.)	balcon	balcony
bur.	bureau	study room/office
caractère		character with something unusual
cc	charges comprises	charges included
cft	confort	comfortable
ch.	chauffage	heating
ch. coll.	chauffage collectif	shared heating
ch ou chbre	chambre	bedroom
cuis.	cuisine	kitchen
cuis. eq	cuisine équipée	equipped kitchen
dche	douche	shower
hors ch	hors charges	charges not included
hon.	honoraires	fees
part.	particulier	the owner himself is offering
rdc	rez-de-chaussée	ground floor, street level
ref. nf.	refait neuf	newly remodelled
s/cour	sur cour	overlooking a yard
sdb	salle de bains	bathroom
s. d'eau	salle d'eau	no bath, just a shower and a basin
t.b.e.	très bon état	very good state

Beginning Your Search / Useful Websites

Please note that there are many ways to search for an apartment. The most popular and most convenient way is to search online. While searching online you will find offers where you can negotiate directly with the owner or offers to use an agency in which case you will have to pay an agency fee.

If you negotiate directly with the owner, the law states that if you are renting an unfurnished apartment you have to give a deposit of 3 month's rent which will be refunded if no damage is done to the apartment. If you wish to rent a furnished flat, you will pay a deposit of 1 month's rent. Sometimes the owner can ask for a larger deposit. This is not legal, but if you refuse to pay he can deny your application and rent to someone else.

Due to the hassle and competition with negotiating directly with the owner, most foreigners in large cities work with an agency. The average fee of an agency is one month's rent. This money is not given back to you. You will also be required to pay a deposit of one month's rent which is returned to you when you leave the apartment, assuming there are no damages to the apartment. The two main advantages of working with an agency are that you save time, and it is less stressful.

For detailed information about a specific city offers, please go to the annexes at the end of this brochure. Within the annexes we have provided detailed local information about short-term and long-term housing including areas to avoid, local facebook pages where students post rooms that are available, local announcements, a list of local websites, a list of hotel, hostel and bed and breakfast as well as other useful information.

Important things to look for

When searching for an apartment it is important to compare location, price and size. It is equally important to compare the list of features mentioned in the box on the right. Also remember that an area can change dramatically from day-time to night-time and from weekday to weekend. It is important to visit the apartment more than once, or talk to previous tenants.

Useful websites

Websites for flat sharing:

www.espaceetudiant.net

www.appartager.com

www.mapiaule.com

www.colocation.fr

www.pap.fr/annonce/colocation

Websites to contact the owner
be careful, occasionally agency
post adds here.

www.leboncoin.fr

www.pap.fr

www.vivastreet.fr

www.airbnb.com

Websites to contact agencies

www.pagesjaunes.fr

www.avendrealouer.fr

www.seloger.fr

www.book-a-flat.com/fr

www.acheter-louer.fr

Appartager

Colocation.fr
Vous, moi, toit

pap DE PARTICULIER A PARTICULIER

leboncoin.fr

vivastreet

airbnb

Don't forget to ask about the following points:

- Price per month
- Extra fees (charges)
- Availability
- Nearest metro
- Location
- Active commerce
- Noise at night
- Age of the building
- Intercom
- Caretaker
- Digital lock
- Type of flooring
- Elevator
- Size
- How many rooms
- Double paned windows
- View of neighbors
- Kitchen appliances
- Refrigerator
- Microwave
- Oven
- Stove
- Bathroom
- Collective heating
- Individual heating
- Washing machine/Dryer
- Dishwasher

Housing Scams to Avoid

Make sure to ask your local international officer if there are any areas of the city which should be avoided.

Once you have accessed the sites above and after you have created a personal account, you will begin to receive e-mail alerts about flats and potential roommate offers. Be careful with the emails that propose cheap and wonderful flats like luxury suites. People will say that they are not in France to show you the apartment, but they will send you pictures. Once you are hooked they will ask you to send money by Western Union so you can reserve the apartment. **NEVER SEND MONEY BY WESTERN UNION.** This is a scam and the apartment does not exist.

Avoid agencies that sell rental list. This is a legal institution, but is not recommended at all! The agency will ask you to pay a fee. Once you have paid they will provide you a list of apartments for rent. They claim that if you do not rent an apartment from the list they have given to you then you will be 100% reimbursed. However, this process can take a very long time and there is no way of regulating the quality of the apartments they have listed. Examples of such agencies are: ancéa; agi-na Immo, isi-loc and so own.

Helpful Vocabulary

Popular abbreviations

CC or Cc* = charges comprises / only some of the extra charges are included in the rent

TCC* = toutes charges comprises / all extra charges are included in the rent

RDC = rez-de-chaussee / ground floor

SDB = sale de bains / bathroom

SDE = sale d'eau / shower

*Note : 460 euro TCC means you will only pay 460 euro a month. 400 euro + 70 CC means you will pay 470 euro each month.

Bail or Contrat de location = Rental Contract or Rental Agreement

Justification de domicile = Proof of residence

Quittance de Loyer = Proof of rent payment

État des lieux = State of the apartment

Dépôt de garantie or Caution = Security deposit

Taxe d'habitation = Local inhabitation tax

Colocataire = Room-mate / Flat-mate

Électroménager = Kitchen appliances (Refrigerator, Microwave, Washing machine... etc.

Youth hostels

Mije - a collection of 3 hotels in the heart of one of the most historic and beautiful areas of Paris, ran by an association. Mije offers B&B accommodation, as well as a restaurant. Prices range from €28 to €45 (depending on your wish to share the room with two or more people; the more people you share it with, the cheaper it gets). You must plan to add €2.50 as a yearly subscription to Mije. Credit cards are not accepted for payment.

Rooms are equipped with a bathroom and toilets and sheets are included - but not towels. You must pay in advance and are not allowed to stay for more than 7 days (all three residences included). To book a room, visit their booking webpage or contact them directly to have a thorough view of the terms and conditions. Do not forget to contact them in advance.

Ethic Etapes - 'Ethic Etapes is a voluntary union of international accommodation centres (CIS) which was set up in 1979. It is a non-profit organisation, whose purpose is to provide young people from all over the world with quality welcome.'

Ethic Etapes offers 5 residences in Paris with various comfort and services. Click on each of them to see which services are offered, the prices and how to book.

- ☞ Ethic Etapes BVJ Quartier Latin
- ☞ Ethic Etapes FIAP Jean Monnet
- ☞ Ethic Etapes Centre d'Hébergement Ravel
- ☞ Résidence Internationale de Paris
- ☞ Centre d'Hébergement Kellerman

The average price is €30 for one night. Please note that you will have to pay fees in advance and the rest while you leave. Another good thing to know is that you can stay from one night to 3 months.

CISP Paris: two residences sponsored by the Paris Town Hall Office offering short term B&B for a rather cheap price (see rates). Booking can be made online 30 days before arrival or on arrival day if you have not booked your room. Bed sheets and towels are provided, as well as shampoo and shower gel and you have wi-fi on site.

FIAP Jean Monnet : it is a non-profit organisation aiming at welcoming people from everywhere for short term accommodation and food services. The residence offers affordable and good quality accommodation (each room has a bathroom and the telephone, sheets and towels are provided as well).

As you will see on the website under 'Stays -> Individual accommodation', the fares range from €24 to €56 depending on the number of people sharing the room with you and the type of breakfast you choose. The payment can be made via credit card, cash or cheques in euros, on your arrival. You can stay there from one night up to 3 months. **FUAJ Paris Youth Hostels** : FUAJ is the French link of International Youth Hostelling network (IYHF). It owns 4 youth hostels in or on the closest outskirts of Paris, for which the prices range from €19 to €23 per night, breakfast and linen included. Bathroom is common to all rooms of one floor.

- ☞ Hostel 'Le D'Artagnan': more details
- ☞ Hostel 'Clichy'
- ☞ Hostel 'Cité des Sciences'
- ☞ Hostel 'Jules Ferry'

Note that membership is compulsory and that you can join from your own country, through the IYHF website or apply for a Guest Card when you arrive at the hostel. Each hostel has vending machines, international phones and information pamphlets. Some of them have laundry machines, bars, discos, travel agencies, cinemas or restaurants. However, the duration of the stay is limited - to 4 nights in summer and to more in the winter, depending on availability.

BVJ Louvre & BVJ Quartier Latin: two hostels benefiting from an exceptional location in the heart of Paris belonging to the non-profit organisation, the 'Bureau des Voy-ages de la Jeunesse' (Youth Jour-neys Board). You can book online but payment will be made by cash once you get there. Rates vary from €27 to €40 per night, sheets included. For the Louvre BVJ hos-tel, bathroom and toilets are available on each floor, whereas the Quartier Latin BVJ offers showers in each room. Dormitories possibilities are 4,8 or 10 beds - unless you want a single or double room.



Bed & Breakfasts

This logo means that a hotel/B&B/company etc. is part of the Paris Convention and Visitors Bureau. An organization bearing this mark is part of Paris Tourism, and has signed a chart of good procedures and has been granted membership. It is an indication of quality. Please note that being affiliated is not mandatory for tourist professionals, if they do not have this logo, it does not mean that they are bad quality; only that they do not participate to this convention.

Here is a short list of affordable B&B in Paris:

Une chambre en ville : offers for B&B stays in every district of Paris.

B&B Paris : Bed & Breakfast Paris is the largest network of Bed & Breakfasts in Paris. Together with other national networks they are part of Bed & Breakfast International. Offers for B&B stays in every district of Paris. Prices range from €20 to €67 depending on the type of B&B you choose and the number of people you share the room with.

Paris Homestay : offers for B&B stays in every district of Paris. Prices range from 20€ to 67€ depending on the type of B&B you choose and the number of people you share the room with.

BedBreak : a collection of available B&B rooms ranging from €25 to €100 in various districts of Paris.

All Paris Apartments : this website offers an up-dated database of available bed and breakfast rooms in many districts of Paris.

Paris BnB : the webpage of a couple of Parisians who rent 3 rooms for about €70 per night for

two people.

Hotels

Below is a short list of websites where you can find great deals on hotels. Please note that the cheapest you will find is €35 per night and the average goes up to €50 per night.

- ☞ **My Paris Hotel** check their 'budget hotel' portfolio
- ☞ **Paris 35**, a website regrouping most housing solutions that are €35 or less per night
- ☞ **Paris Hotel** check their 'tourist' or 'budget' category hotels
- ☞ **All Hotels**
- ☞ **Holiday City**

Long-term Housing

In the accommodation section of this brochure we provided general websites for you to begin your apartment search. In this section we will provide local websites, brochures and recommendations about long-term housing.

INSEEC has a partnership with an association which can help students to find an apartment : **STUDAPART**. It is a platform where INSEEC students who will spend a semester abroad can rent their apartment to international incoming students. To have access to the INSEEC online platform you need login and password, they will be sent by e-mail after your official acceptance at INSEEC Business School.

Websites

Sweet INSEEC Home

www.etudiantdeparis.fr

Comforts Of Home Paris

Comforts of Home, Europe's leading provider of study abroad accommodations offers student apartment living with American-style comfort and security. Their truly Parisian apartments are located in great, characteristic locations in the heart of Paris, and are newly-furnished for your comfort.

<http://comfortsofparis.com>

Paper Publications

FUSAC magazine - This is a magazine (and its website version) for an English-speaking people contain free ads and listings. It is free from a variety of cafes and shops. Be aware, however, that it only comes out on a fortnightly basis, and that not all of the ads in the magazine are found on the website – so check them both!

De Particulier à Particulier (PAP). This is similar to 'Loot' in the UK. It is published every Thursday and can be bought from most newspaper kiosks for €2.5. It is not uncommon for people to get up at 6am on a Thursday to get a copy of PAP and snap up the best accommodation as soon as possible.

Bulletin Boards

Most cultural/religious institutes have bulletins and black boards for private accommodation offers. These are open to everyone. Try and get there early (9.00am) because they are popular and show updated offers everyday!

- ☞ American Church in Paris : 65 Quai d'Orsay, 75007 Paris
- ☞ Grande Mosquée de Paris : 2 bis place du puits de l'Ermitte, 75005 Paris
- ☞ Kehilat Geshar - Bilingual Synagogue of Paris, 7 Rue Léon Cogniet, 75017 Paris

Another solution would be to look for offers or at least advice from the cultural centre that is linked with your country of origin. Do not forget to bring your ID card or passport. There is at least one cultural centre for most of the world's countries. Their role is to advise people coming from their country or interested in the culture of their country, but also help you when you arrive in Paris if you need any help.

University Housing

Universities throughout France offer rooms and studio apartments at reduced rates (between 120 to 300 Euros per month) in student residences managed by the CROUS, the regional affiliate of the French national student-service agency, in relation with the other body known as CNOUS. Space in these residences is allocated according to certain criteria, with recipients of French government scholarships receiving priority.

In Paris, where there are 300.000 students and only 3.000 units of university housing, scholarship students are the only ones who have a chance at getting a CROUS room. University residences or 'cité u' are managed by the CROUS. They are one of the most cost-friendly housing solutions in Paris, and are consequently flooded with students. Best to get an early start if you hope to find something here, all the more so given the extremely limited number of places available within Paris: 2.800 places for over 300.000 students!

Please note that these rooms are given out on social criteria and are reserved primarily for scholarship holders, particularly those of the French government.

Partygoers and late-night birds beware: this kind of accommodation is not for you. Strict rules and regulations are the norms: curfews, regulated visits.

For student halls you can apply via the local CROUS office. Some applications can be done online (beware of applying very early; applications are possible between the 15th January to the 30th April before the school year start) – for a list of the conditions please see here.

The Cité Universitaire (CIUP)

This is a unique housing estate dedicated to international students spending some time studying in Paris. For eighty years, the Cité internationale universités de Paris, a recognized private foundation of public utility, has been one of the rare institutions entirely dedicated to the reception of high-level mobile students, researchers and artists, at the service of cultural exchange and dialogue. The Cité

internationale is a unique site today: this landscaped park where nearly 400 plants flourish is a true exhibition of 20th century architecture. The buildings built between 1923 and 1969 testify to a great diversity: regional and classical references, international modern architecture and experimental research. The academic community benefits from the Cité's facilities: catering solutions, libraries, culture-related events and facilities, sport etc.

The Cité internationale welcomes residents from the whole world. The majority of the 38 Houses has lounges and study halls where a friendly ambiance reigns. Each room is equipped with a bed and linen as well as a desk and other furniture. The WCs are either shared or private. Ironing facilities and laundry as well as kitchens are also available for residents. The price for a room ranges from €280 to €400 for students.

Please visit the admission requirements page to know more. However, please note that you must fulfill the following criteria:

- Students must be under 30.
- Their educational level must be at least that of the second year at university.
- They must be enrolled in an institution of higher education or university under the authority of Paris, Créteil or Versailles academies and studying for a diploma recognized by the State.
- Admissions are granted for one year and can be renewed twice.
- Australian students should address themselves to the: Services des Admissions de la Fondation Nationale, 19 boulevard Jourdan, 75690 PARIS CEDEX 14 - Tel: + 33 1 44 16 64 48 Fax: + 33 1 44
-

Sponsored international housing

The Recollets: The former 'Les Récollets' convent, now an International Scientific and Cultural Reception Centre, is located in Paris' 10th arrondissement, near Gare de l'Est station. The over-all area of the Centre's premises amounts to about 6,800 m². As part of its role as a reception centre, 81 furnished flatlets and studio/apartments are available: 14 studio flatlets of 25 to 29 m² used solely for accommodation, 55 units of 30 to 49 m² for use as accommodation or as accommodation/workspaces, 12 larger studio/apartments, ranging from 50 to 120 m². The centre operates on a quasi-hotel basis; the flatlets and studio/apartments are furnished and benefit from hotel-like services. The centre is also home (in around 1.200 m²) to the Ordre des Architectes d'Ile de France, an organisation representing the Corporation of Architects in the Paris region.

You can book online or contact them directly: Centre International d'Accueil et d'Echanges des Recollets, 150-154 rue du Faubourg Saint Martin - 75010 PARIS. Tel. : 01 53 26 21 00 Fax : 01 53 26 21 08 e-mail :contact@centre-les-recollets.com

Homestays

Tempted to share in the lives of a French family, and get a taste of Parisian living?

In return for a varying rent price according to the arrangement, or a few hours of baby sitting - you will be put up with a family, who often include breakfast and dinner as part of the deal. Much more appropriate for short stays, this kind of arrangement will hamper your independence. Be aware, however, that the prices of these might be quite high.

Some organizations in France can arrange for home-stays in French families at a slightly higher price than university accommodation. This type of accommodation has its benefits as it helps foreign students to integrate into the French way of living and to acquire a better knowledge of the French language. The organizations below are already established agencies which can help students or tourists to locate a suitable French family where in exchange for boarding fees, they will be accommodated and fed.

- ☞ The Alliance Française of Paris, 101, bvd Raspail (6e), tel. 01 42 84 90 00, offers a computerized service with ads to find an accommodation or temporary job. Every day except Saturday, Sunday and holidays, from 8.30 am to 6 pm.
- ☞ France Accueil Contacts, 3 rue du Colonel Moll, 75017 PARIS, + 33 1 45 00 45 51.
- ☞ FAC Paris, an association specialized in accommodations in families in Paris only. See the price list. It concerns exclusively foreigners coming to Paris on educational, professional, tourist basis either to learn French language or any other subject, or on an internship. Minimum duration of stay is one week to one year. To contact them: France Accommodation & Culture - Mme Albine de Laforcade - 53, rue Boissière - 75116 Paris. Tél : 01 45 00 45 51 - Fax: 01 44 17 90 84

Staying in a foyer

Foyers are places for students who need housing with good financial conditions. Indeed, they are mostly made for students who lack financial means. But they are as well made for people who are looking for company, since they often provide common rooms (TV room, reading room). They also sometimes provide common meals (it is even mandatory for most of them). You must therefore not expect the most comfortable or largest rooms in Paris when you apply there! They are however places where the community is put forward and that can be a good solution for those of you who are shy or fear to be alone in a big city such as Paris. You must know that most of them are run by religious communities, although others are run by the City of Paris, and others by independent associations. Prices often range from 300€ to 500€ (most of the time two meals per day included). Please note that this type of accommodation somehow 'limits' your 'freedom of activity'. You might have to come back before a certain hour each night etc. Last but not least, note that there are two types of foyers: the ones dedicated to students (and most often to girls only) and the others called 'Foyers de Jeunes Travailleurs' (open to young workers, and sometimes with a bit of persistence, can be open to trainees, students etc.). Below is a list of some of them.

Students Foyers

- ☞ L'accueil familial des Jeunes Etrangers (Family hostel for young female students), 23, rue du Cherche Midi, 75006 Paris tel. + 33 1 42 22 50 34.
- ☞ Foyer Tolbiac (open to young women only), with prices ranging from 290€ to 460€
- ☞ Monbièvre student foyer: for young women only, located in the Latin Quarter. Contact them via mail: 12 rue des Ecoles 75005 PARIS or phone: 01 43 29 98 41.
- ☞ L'étape Voltaire Blanqui: two residences within Paris open to boys & girls, with prices ranging from €255 to €420. You must download the application file (which is in French) and mail it to them.

Foyers de Jeunes Travailleurs'

- ☞ Foyer Alma Bosquet : for young women only
- ☞ Foyer de Reuilly: for young women only
- ☞ Foyer Pierre Olivaint: for young women only. Con-tact details: 5 av Ste Eugénie 75015 Paris.
Phone: 01 53 68 11 11 ; fax: 01 53 68 11 00. Email them for more information at : fpo@foyer-olivaint.com
- ☞ Aftam foyers: dedicated to people with financial difficulties
- ☞ Alfi: this housing website offers some possibilities to rent a room in one of their foyers.

Sharing a flat with others

'**Le Jeudi de la Colocation**' and takes places every Thursday from 7.00pm to 10.00pm in a Pub, usually The Financier (see map and details here). The Pub can welcome up to 500 people. How does it work? There is what they call a 'Hall of Fame' where offers are pinned. You can also meet your (maybe) future flatmates. This option is quite valuable since you both can get a taste of each other's personality and make a deal quickly! There also are professionals who can help you and answer all your questions regarding legal issues. And all this for €5 per person only for the entrance! Check their website (hyperlink above) for more de-tails about the future session... the venue can change (so you can check their next meeting place on their webpage), and you can book an entrance ticket online.

Real Estate Agencies in Paris

For a complete directory of agencies in Paris, please visit : www.agences-immobilieres.com/75/accueil-paris.htm (To begin the search please type 750 + the arrondissement that interest you.)

Planned housing (residence apartments)

Planned housing or residence apartments are buildings which are managed by one company. You will find a list of popular ones below. However, please note that you will need to contact company to know which flats are available.

Les Lauréades De Paris 13ème Rive Gauche

11 Bis, Rue De La Vistule, 75013 PARIS

- Reservation online
- Virtual visit
- Flats availability consultation online
- 77 flats (studio, T1bis & T2) from 16.4 TO 40 sq. me-ters.
- Short stays possibility

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitch-enette; microwave; bathroom with shower, towel warmer, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs, armchair; unlimited internet access. Flats are equipped with videophone access control. Free parking for bikes Laundry room. Sports hall

Les Lauréades de Daumésnil

6-8 Cour du marché St Antoine, 75012 PARIS

- Virtual visit
- 54 studios from 14 sq. meters

Accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitch-enette; small oven; bath room with shower, shelves; desk and storage space (wardrobe/shelves);

bed settee, chairs, table, TV and internet plugs. Flats are equipped with interphone access control. Laundry room.

Les Lauréades de Paris Grande Bibliothèque

57-61, Rue Du Dessous Des Berges, 75013 PARIS

- Virtual visit
- Reservation online
- Flats availability consultation online
- 150 studios from 15 sq. meters

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitchenette; mini ovens in some flats; bathroom with shower, towel warmer, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs and table for most of them. Flats are equipped with interphone access control. Laundry room; sports room, bikes parking.

Les Lauréades de Paris 18ème

2-16 avenue de la Porte des Poissonniers, 75018 PARIS

- 183 studios & T2s from 16 sq. meters and from 27 sq. me-ters
- Short stays possibility

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitchenette; microwave; bathroom with shower, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs, table; unlimited internet access. Flats are equipped with interphone access control. Free parking for bikes; laundry room; sports hall.

Les Lauréades Davout

135-137, Boulevard Davout, 75020 PARIS

- Reservation online
- Virtual visit
- Flats availability consultation online
- 74 flats, studios from 13 sq. meters and T2s from 38 sq. meters

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitchenette; bathroom with shower, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs, table.

Unlimited internet access. Flats are equipped with interphone access control. Laundry room.

Les Académies du Canal St Martin

16 Rue du Buisson Saint Louis, 75010 PARIS

- Virtual visit
- 86 studios from 15 sq. meters
- Short stays possi-bility

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitchenette; microwave; bathroom with shower, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs, table. Flats are equipped with interphone access control. Laundry room; bike parking.

Central Fac Cité Griset

16, Cité Griset, 75011 PARIS

- Virtual visit
- 46 studios from 17 sq. meters and duplexes from 29sq. Meters
- Short stays possi-bility

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitch-enette; bathroom with shower, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs, table.

Flats are equipped with interphone access control. Laundry room.

Le Voltaire

4 rue des Nanettes, 75011 PARIS

- Virtual visit
- 91 studios from 15 sq. meters
- Short stays possibility

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitchenette; bathroom with shower, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs, table.

Flats are equipped with interphone access control. Laundry room.

Villa des Fontaines

14-18 rue Victor Chevreuil, 75012 PARIS

- Virtual visit
- 43 studios from 18 sq. meters
- Short stays possibility

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitchenette; bathroom with shower, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs, table.

Flats are equipped with interphone access control. Laundry room.

Académies des Buttes Chaumont

8-10 rue Carduci

- Virtual visit
- 66 studios from 17 sq. meters
- Short stays possibility

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitchenette; bathroom with shower, shelves; desk and storage space (wardrobe/shelves); sofa-bed, chairs, table.

Flats are equipped with interphone access control. Laundry room; bike parking.

Les Académies Rive Gauche

43-43bis Avenue d'Italie, 75013 PARIS

- Virtual visit
- 77 studios from 16 sq. meters
- Short stays possibility

All accommodation is functional and furnished with cupboards, fridge and cooking plate-equipped kitchenette; bathroom with shower, shelves; desk and storage space (wardrobe/shelves); sofa-bed,