



Housing Basics

There are many different kinds of accommodations available in Paris (see below), though they can be competitive and it is best to start a housing search early. Some students prefer to obtain a temporary place for a month or two upon arrival so that they may then search in person for a permanent situation.

What to Know

In looking for housing it is helpful to be aware of the following requirements and items. While not true in all cases, many landlords renting student accommodations will require these documents in advance of signing a rental agreement:

- A security deposit, which can vary from 250 euros to a requirement of 2-3 months rent in advance.
- A letter from your bank and copies of bank statements.
- A 'walk through' (*état des lieux*) is filled out by the landlord and renter on the first day of the rental agreement.
- Proof of renter's insurance will be required, either in advance or within the first month of the rental agreement.

Types of Housing

There are several different types and options of housing that students may search for:

- **Private accommodations:** some students search for a studio or small one bedroom apartment on their own. The rent for these generally ranges from 700-2000 euros a month, depending on the location, condition of the apartment and building, and the amenities in the apartment.
- **Student room (*chambre de bonne*):** these are very small (around 15 m²) student rooms with a tiny kitchen and shower. In some cases there is a shared bathroom with another room. These rooms are located at the very top level of buildings in Paris, and used to be the servant quarters. There is rarely an elevator. Be careful if you are proposed a *souplex*, which is a trendy word for a basement without a window. Since many other students also room in these floors many will find they make new friends by living there. The rent for these rooms ranges from 450-750 euros a month, depending on the location, condition of the building and room, and the amenities available.
- **Sharing a flat:** many students prefer to rent a room with others in a larger apartment in Paris. FUSAC (www.fusac.org), Craig's List, and other expat websites in Paris have classified in which people list postings when a new flatmate is needed. There are also boards at The American University of Paris where some people list available rooms. A shared flat can be a good way to meet new people and make friends quickly. The rent for these rooms ranges from 400-1000 euros a month, depending on the location, condition of the flat, and the shared amenities and space available.
- **Host family:** There are some services in Paris that help students find French host families to live with. This can be an excellent way to improve one's French language and cultural understanding skills.

Important Things to Keep in Mind



- In France, plumbing and apartment repairs are considered the responsibility of the renter, not the landlord.
- Renters must have proof of renter's insurance for situations of water damage and plumbing accidents.
- Even if your landlord is not present when you take possession of your new living space, be sure to do the walk through, take photos, and note any damage that is already present, and then mail copies of this information to them and keep a copy on file.
- A minimum of 4-week's notice must be given to the landlord before moving out. Even if you have signed a lease you can leave sooner than the end of the lease as long as you have given this advance notice. Make sure that the letter you send is a registered letter for proof that it was received by the landlord.
- In some cases students may be required to pay local rental taxes (*taxe d'habitation*), though in low rent situations this may be waived.
- In some cases a landlord, utilities, and other French services may require that you have a French bank account with a RIB (relevé d'identité bancaire), which includes the information and data necessary for taking payments and making deposits to one's account.

Utilities

Utilities in Paris include water, garbage, gas, electricity, Internet and phone services. In some cases it may also include the concierge services as well. In some situations these items are all included in the rent, in other cases they are not. It is important to ask the landlord exactly what is and is not included in the rent, and to ask for quotes on the average monthly costs of each utility that will need to be paid outside the monthly rent.

CAF (Caisse d'allocation familiales - www.caf.fr)

CAF offers a housing subsidy to students even if they are not French. The amount of the subsidy depends on your financial situation and the size of your rent. The subsidies are deposited directly into your bank account automatically each month, but a French bank account is required.

To be eligible to apply for CAF, students must show a copy of their French rental agreement and be paying rent to the landlord directly. In some cases a letter from the primary person taking the rent (such as in the case of roommates in a flat, a landlord or rental agency) can suffice. This letter «attests» to your living in that space and paying a given amount of rent (*lettre d'attestation de loyer*).

The application and acceptance process with CAF can take 2-3 months, but your account will be credited retroactively to the first day of your rental agreement. Go to this website and click on «etudiants» : <http://www.caf.fr>



Helpful Resources

The kind of housing students may wish to have during their stay in Paris is a very personal choice, which includes budget constraints and other financial choices. Touro College France cannot recommend one type or service over another. Students are encouraged to do an exhaustive search online to find the right situation for their needs, and to start searching early as housing can be competitive. The following list of resources may prove to be a useful beginning:

- **Official information for students in Paris**
 - <http://www.letudiant.fr>
 - <http://www.etudiantdeparis.fr>
 - <http://www.campusfrance.org/en>
- **Information on renting in France:**
 - http://paris.angloinfo.com/countries/france/re_rental.asp
 - <http://www.parisvoice.com/paris-property>
 - <http://www.expatica.com/fr/renting-france.html>
- **Places to find housing classifieds:**
 - FUSAC : housing classifieds. <http://www.fusac.org/>
 - Craig's list: housing classified. <http://paris.en.craigslist.org/>
 - There is a posting board at The American Church of Paris (7th arr).
- **Student Rentals:**
 - <http://www.locaflat.com/hostel.html>
 - <http://www.estudines.com/residence-housing-student-paris-13.html>
 - <http://www.studenthousingparis.fr/>
- **Host families:**
 - <http://www.hostfamiliesinparis.com/en/index.php>
 - <http://www.etudiantdeparis.fr/ressources/staying-french-family>
 - <http://www.homestay-in-paris.com/hostfamilies.html>
- **Chambre de bonnes:**
 - <http://www.location-etudiant.fr/>

