

# HOUSING

## CROUS

CROUS is in charge of university residences and dining halls in France.

Accommodations are designed for limited budgets with different levels of comfort.

**Places available are limited and only for exchange students.**

- Exchange students provide their housing choices through an online survey sent by the International Relations Office after the end of the nomination/application period for the exchange program.
- Accommodations are granted on a first-come, first-served basis.

## MUST DO BEFORE SIGNING A HOUSING CONTRACT

Make sure to inspect the apartment with the landlord before moving in. All flaws have to be reported on the move in day.

## HOUSING INSURANCE

In France, it is compulsory to insure your accommodation if you are a tenant (even in a university dorm).

All tenants are liable for damage to property including the common spaces of an apartment building.

To purchase housing insurance, students must open a French bank account.

Most housing insurance policies cover civil liability insurance as well. This insurance can be arranged with a French bank or either MGEL or LMDE for instance.

## STUDENT RENTAL DEPOSIT

A guarantor is a person who pays rent in case the tenant fails to pay.

- Most of the time the guarantor has to be a creditworthy person residing in France.
- Most landlords and private residences require future tenants to provide them with the name and details of a guarantor.

## CAF ALLOWANCE

European students and students whose visa requires them to go through the OFII procedure may apply for a housing subsidy from CAF, a French welfare office.

### Eligibility for financial assistance

- The stay is longer than two months.
- The landlord is not a family member.
- The accommodation contract is in the actual name of the tenant.
- The tenant is from the European Union or has a valid French residence permit or an OFII stamp.
- The tenant's income does not exceed a certain amount determined by his/her income taxes.

Create a personal account and start the [online application](#).

## MUST DO BEFORE LEAVING FRANCE

At the end of the stay and before the final departure, all recipients of CAF allowance are required to inform CAF about the situation change (ask the International Relations Office for a sample letter).

They will benefit from the last rent allowance as long as the bank account is open.

Tenants have to send a departure notice to their landlords at least one month prior to leaving.

Tenants have up to two months to be paid back their security deposit if no damage is found on the property.

## HOUSING TAX

This is a tax that applies to each person (owner, tenant, or occupant free of charge) living in a house or an apartment.

- For any rental period including January 1st, the tenant has to pay a "taxe d'habitation" (housing tax).
- The housing tax may be included in your rent. If not, the tenant will receive a request for payment from the Tax Office. See the formalities with your landlord.
- The only case of exemption is for students who live in Crous residences. Students who do not live in one of the Crous residences can ask for a price reduction due to their student status (ask the International Relations Office for a sample letter).
- If tenants do not pay the tax, they will receive a letter from the French Tax Office in their home country.
- To pay the tax, tenants can send a check to the Tax Office at the address indicated in the letter sent by their office or can pay online at <https://www.impots.gouv.fr/portail/international-particulier/services>.
- [For non-European students \(except those from: Iceland, Norway, Switzerland, Liechtenstein, and Monaco\), a French bank account is necessary to pay the housing tax online.](#)

*To be informed about tenants' rights, call ADIL (free service): +33 3 88 21 07 06*