



UNIVERSITÉ  
CATHOLIQUE  
DE LILLE 1875

2024  
EDITION

# HOUSING GUIDE

INTERNATIONAL STUDENTS EDITION





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# WELCOME TO LILLE !



We're delighted to welcome you to Université Catholique de Lille and to share this international experience with you.

We wish you an experience full of good times and discoveries.

## WHY THIS GUIDE?

The Université Catholique de Lille wants to offer the best possible welcome to their international students, and this means facilitating the various formalities they face on their arrival in Lille.

Among the difficulties encountered on arrival in a new country, finding accommodation is one of the most daunting. That's why we've put together this guide to help you make the most of your stay in France.



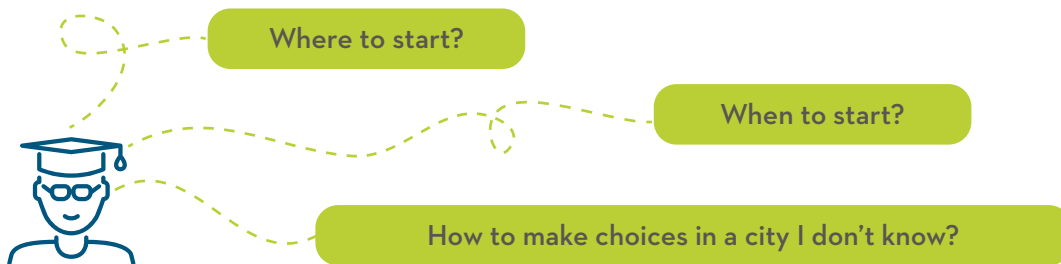
Here is some information to help you navigate through this guide:

- Housing-related terms can be specific or abbreviated, so to help you with the terms used in this guide and elsewhere, you can consult the glossary on page 26.
- This symbol 😊 appears when we want to provide clarifications.

**Here we go!**

# GENERAL INFORMATION

It can be quite overwhelming to start your research, because you may wonder:



In this section, we'll try to give you a starting point by sharing some general information.

## WHERE TO START?

Before you start looking for accommodation in Lille, we recommend that you ask yourself a few questions to define your needs and priorities:

- Would I rather view rooms or apartments on site or have my housing ready on my arrival?
- How long will I be staying in this housing?
- What's my monthly budget?
- What type of accommodation am I looking for?
- Am I looking for furnished or unfurnished accommodation?
- In which neighborhood?
- What means of transport do I need nearby?
- What kind of services and shops do I need nearby?

Of course, we all have a very precise idea of our ideal home. But between our expectations and the reality of what's on offer, we need to be prepared for another question: what concessions am I prepared to make?



We also advise you to create checklists to avoid forgetting anything! For example, here's the [checklist suggested by CampusFrance](#).





## WHEN TO START?

Here's our advice on how to carry out your search step by step:

### 3 OR 4 MONTHS BEFORE MY ARRIVAL

- I inquire about the cost of living and define my housing budget accordingly.
- I define my search.
- I start to discover French websites.

### 2 MONTHS BEFORE MY ARRIVAL

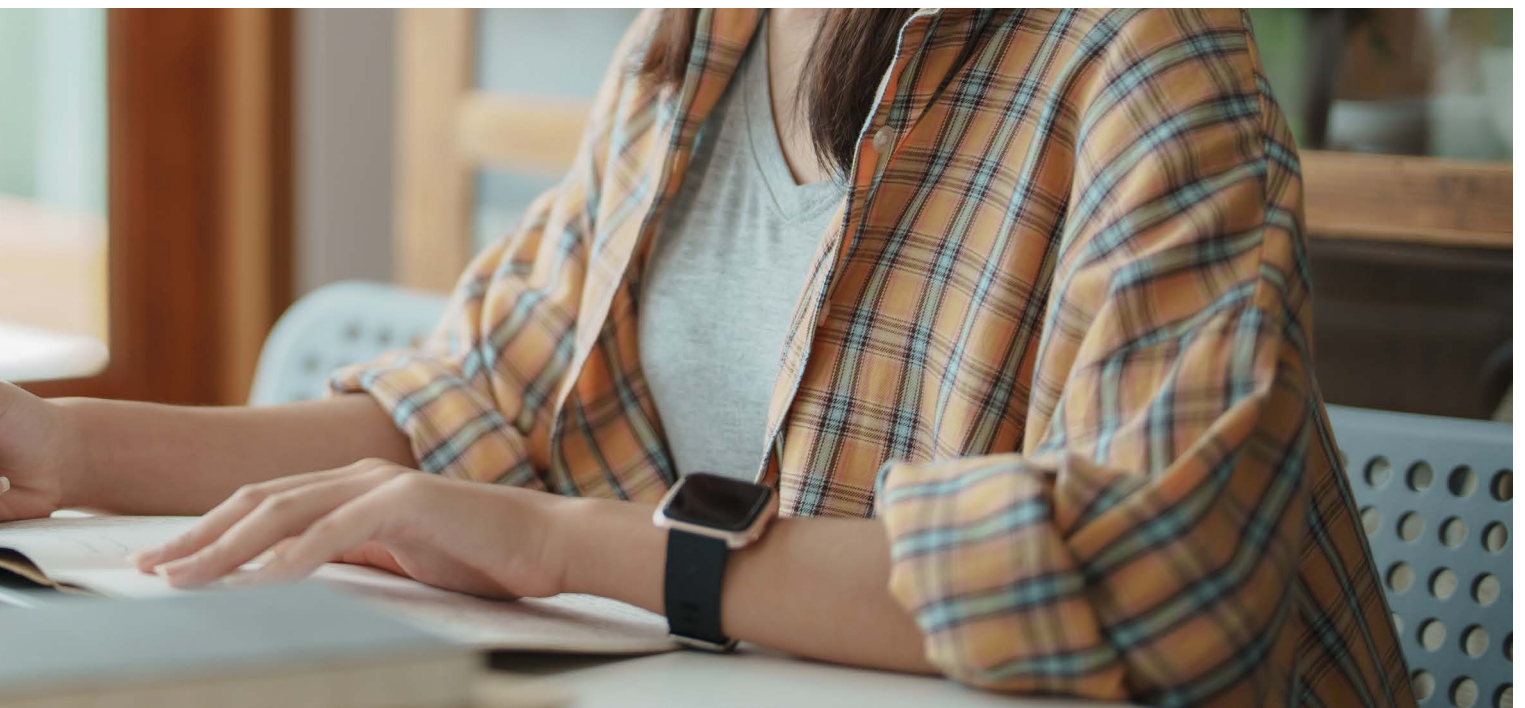
- I am actively looking for a place to live:
  1. I activate notifications to be alerted as soon as an offer may interest me.
  2. I get in touch when I'm interested in an ad.
- If it's a university residence/dorm, I reserve my accommodation.
- Or I arrange to visit apartments.

### ON MY ARRIVAL

- If I've already taken all the necessary steps beforehand, I settle in.
- Otherwise,
- I visit the places I have previously noticed.
  - I quickly notify my contacts of my interest in the accommodation they are renting.

For example, if you plan to arrive in September, you need to start looking in June or even May, as much accommodation will already be booked by July.

For a second-semester arrival, you can start in November.



## ESTIMATED EXPENDITURE

To help you plan ahead and get organized, here's an estimate of the budget you should allocate to your home, depending on its type.

*NB: This is intended to give an idea of the amounts involved. Estimates were made at the time of writing and are given for information only.*



### Estimating costs in a student residence

All University residences		Private student residences	
To be set on entry		À régler à l'entrée	
Application fees	€262	Application fees	Average €292
Housing deposit	1 month's rent	Housing deposit	1 month's rent
Contribution to upkeep of common areas	€96	To be paid monthly	
To be paid monthly		Rent including service charge	Average €664 / month
Rent excluding service charge	€274 to €605 / month	Electricity: An average of €45 / month  Home insurance: from €60 / year for a room to €110 / year for an apartment	
Service charge	€97,63 / month		

| Home insurance: approx. €60 / year

### Estimated costs for a 35 m<sup>2</sup> private apartment

Rent: average €720 / month

Telephone and Internet subscription: approx. €25 / month

Electricity: approx. €90 / month

Home insurance: approx. €80 / year

+ Agency fees (including visiting the property, preparing the file, drafting the lease and inventory of fixtures): on average €10 / m<sup>2</sup> + €3 / m<sup>2</sup> for inventory of fixtures

Your expenses could amount to :

	Residence All	Private residence	Apartment
1 <sup>st</sup> month	Approx. €1,350	Approx. €1,800	Approx. €2,200
Every month	Approx. €500	Approx. €700	Approx. €750

## BE CAREFUL!



### Keep in mind that:

- You must leave the housing in the same condition as it was in when you moved in, so if you have made any changes you must restore it to its original condition (holes in walls filled in, etc.).
- Renting from an agency involves additional costs.
- The DPE (energy performance diagnosis) rating will have an impact on your energy consumption and therefore on your costs. The rating goes from A, energy-efficient, to G, energy-hungry.
- In the case of a “colocation en bail unique”, the solidarity clause is a clause that commits you to paying the share of the rent of a co-tenant who is no longer able to pay it ([more information](#)).
- You'll need to sign a rental lease and read the clauses, deadlines, conditions, etc. carefully.

Unfortunately, the real estate situation sometimes attracts the wrong kind of people.

### Please note:

- When the photos are very appealing and the price very attractive, it could be a fake ad: remember to compare similar offers.
- Don't follow up if a private landlord asks you for money to reserve the property (on the other hand, agencies may ask for a reservation deposit).
- Don't respond to requests for personal information that go beyond that legally required to rent accommodation.



See the documents you may be asked to provide in the Application section on page 20.

- Don't follow up when the reasons for renting are dubious (e.g. explanation of very personal details, such as the state of health of the person who should occupy the room).
- Subletting is only legal if the tenant has written permission from the landlord (ask for proof before committing yourself).

The **bailleur** (landlord/owner) is the person who provides you with the accommodation.



The **bail** or **contrat de location** (lease/tenancy agreement) is the document that sets out the responsibilities of the landlord/owner and the tenant. It must contain:

- The name and address of the owner and the name(s) of the tenant(s)
- Dates of beginning and end of tenancy agreement
- The words «bail d'habitation»
- Description of the accommodation (house, apartment, number of rooms, living space, etc.) and its contents
- The nature and amount of work carried out since the departure of the last tenant
- Rent and method of payment
- The amount of rent paid by the previous tenant

# WHAT'S LILLE LIKE?

You've now defined a broad outline for your research. Now, you can get down to the nitty-gritty and project yourself into your future environment.



To soak up the atmosphere, we recommend that you systematically look up where the accommodation is located on Google Maps, so that you can learn the names of the neighborhoods, the distances from your place of study, the public transportation options, etc.

## HERE IS LILLE!

### The city of Lille





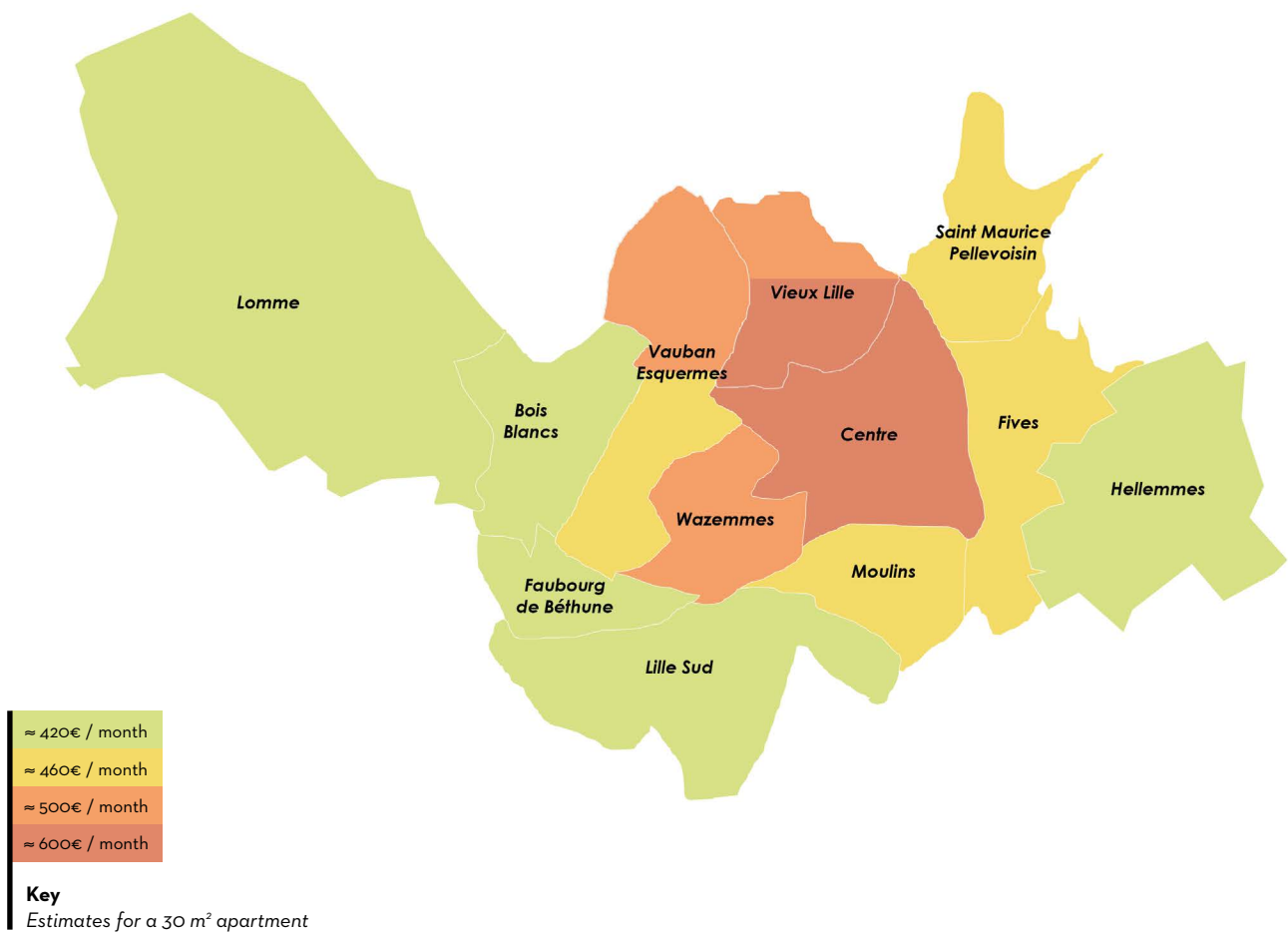
Every neighborhood in Lille has its own particularities and lifestyle!  
It's up to you to choose what appeals to you.

- North-west to north-east of Lille: Lambersart, Saint-André-Lez-Lille, La Madeleine, Saint-Maurice Pellevoisin and Marcq-en-Barœul tend to be family-oriented.
- Vauban-Esquermes and Centre are rather young and dynamic neighborhoods.
- Vieux-Lille is steeped in history and this is a shopping area.
- Wazemmes is a lively, inexpensive and ethnically diverse district.
- Faubourg de Béthune, Lille Sud, Moulins, Fives and Hellemmes boast great social diversity, and were once at the core of Lille's industrial economy.

In the plan below, you'll recognize the city of Lille, and the colors will help you understand the cost of rents. A green zone has lower rents than a red zone.

You can also find out more about rent levels via [L'observatoire des loyers](#).

## Rent levels in Lille



# LILLE, A EUROPEAN METROPOLIS

The Métropole Européenne de Lille (MEL) includes Lille and 95 surrounding municipalities.

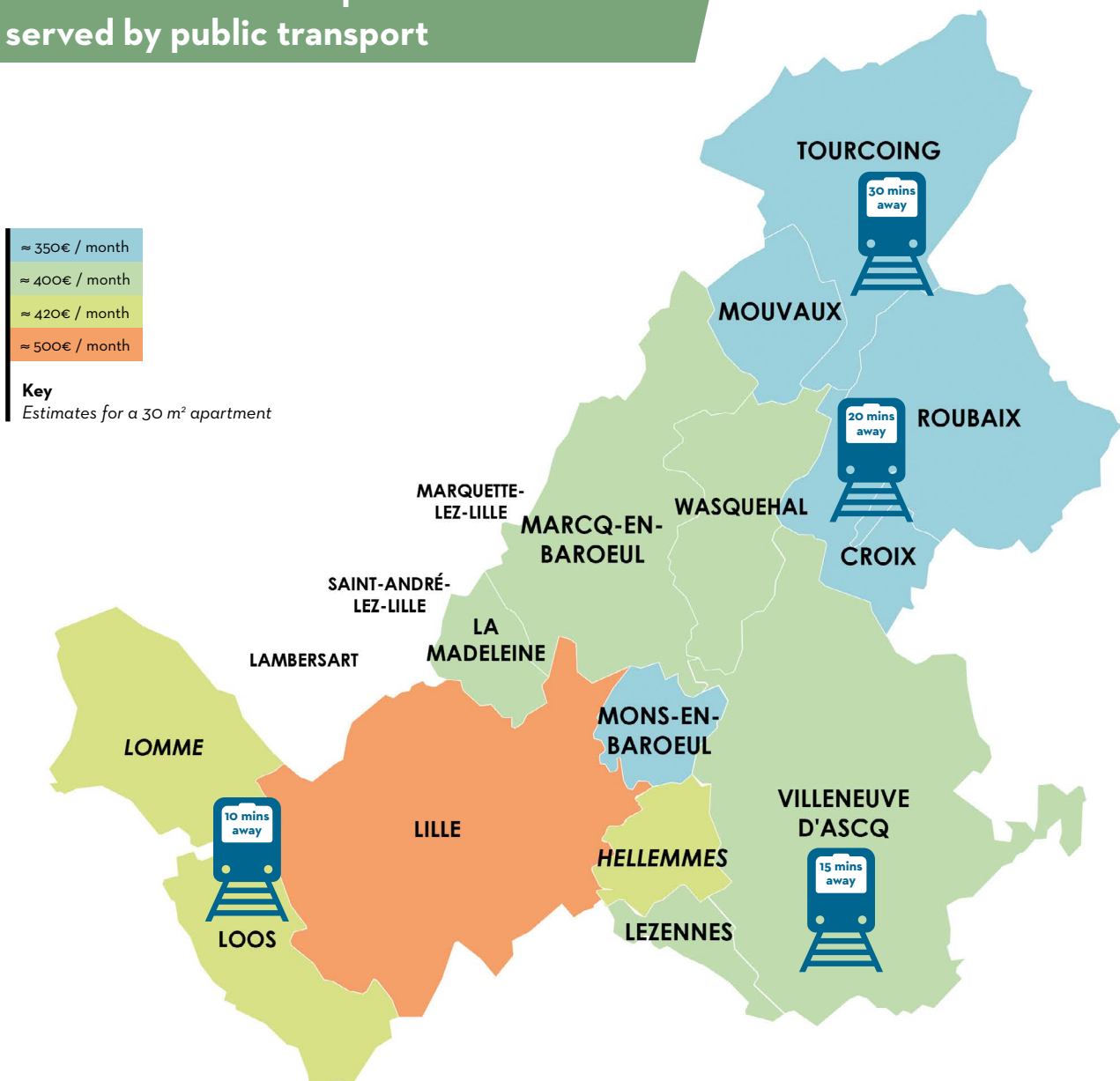
On the map, you'll find the MEL's municipalities linked to Lille by metro or tramway. For example, to get to Lille from Tourcoing, the furthest municipality, you'll need 30 minutes by metro.

Although less central, you can easily consider living in these communes with lower rents.



Here are the [maps of the Ilevia network](#) to help you understand how the different areas are served by public transport. Ilevia is the name of Lille's public transport network.

## Rents in Lille's metropolitan areas served by public transport



# HOUSING TYPES

During your search, you'll come across different types of accommodation. It's up to you to decide which one suits you best. Here's a non-exhaustive list of possibilities:

## TEMPORARY SOLUTIONS

When you arrive, the accommodation you will occupy during your stay may not yet be available, or you may have decided to visit the area to start or continue your home search. Whatever the reason, you'll be looking for a space to occupy temporarily.

You can head for:

**The classics:**  
hotels, Airbnb, ...

### Youth hostels

☛ economical and a great way to meet new people  
Examples: HI Lille - «Stéphane Hessel» youth hostel / The People / Séjours & Affaires Lille Europe / Appart'City Confort Lille Grand Palais

## LONG-TERM SOLUTIONS

To settle in for the duration of your stay, you can of course opt for the options mentioned above. However, we advise you to choose these solutions, which are better suited to the long term:

### Private housing:

- Apartment for rent (from a private individual or agency)
- House-share (colocation) & Coliving
  - ☛ Coliving differs from sharing by generally offering the possibility of having a private sanitary space but also additional shared services such as a gym or coworking room.
- Bed and breakfast / homestay

### Young workers' hostels, student hostels and social housing.

☛ Housing in an inexpensive district

### Intergenerational housing

☛ Your «host» will be a person over 60 who, in exchange for your presence and help with a few daily tasks, will provide you with low-cost accommodation.

### Student residences

- All
- Private student residences



Now that you know what type of accommodation is right for you, you need to look in the right places.

# WHERE TO LOOK FOR ACCOMMODATION?

## OUR UNIVERSITY STUDENT RESIDENCE SERVICE



[All Logement](#) manages 19 student residences at the heart of the University campus, in the center of Lille and in the metropolitan area, and has almost 1,300 units. From €274 to €605 (excluding service charge), from rooms to studios, there is a wide range of accommodation to suit all needs and budgets.

For a school start in September:  
→ bookings open in mid-April

For a school start in January:  
→ bookings open in mid-October



All University residences	
To be set on entry	
Application fees	€262
Housing deposit	1 month's rent
Contribution to upkeep of common areas	€96
To be paid monthly	
Rent excluding service charge	€274 to €605 / month
Service charge	€97,63 / month



Accommodation platforms vary from country to country, so we've listed some of the ways you can find accommodation online.

## OUR PLATFORMS PARTNERS

The free **LiveinFrance** service (available in English) will help you find accommodation and take care of all the formalities involved in your arrival in France.

On this platform, you can:

- Open a bank account
- Take care of all administrative formalities (visa, etc.)



- For the **faculties** (FD, FGES, FLSH, FMMS, FT)  
Get a 10% discount on your housing with the promo code: CATHO
- For **ISTC**  
Get a 10% discount on your housing with the promo code: istc10
- For **Junia**  
Get a 10% discount on your housing with the promo code: JUNIA



**Studapart** is a platform that brings together different types of accommodation, from rooms in student residences to apartments rented by private individuals.

The platform allows you to do everything online. (Available in English, French, Spanish and Mandarin)

*NB: These are private service providers with no link to our University, and our partnerships relate to communications.*





# PRIVATE STUDENT RESIDENCES

Let's start by listing private student residences as exhaustively as possible.



We visited the residences marked with a ★ ourselves in 2023!

## Advenis Résidences

1 **Lumi'air Study**  
📍 240-242 rue du Faubourg des Postes - 59000 Lille  
☎ +33 (0)3 52 44 01 92 ✉ [booking@advenis.com](mailto:booking@advenis.com)

2 **Maison Blanche**  
📍 66 bis rue de Bouvines - 59800 Lille  
☎ +33 (0)3 52 44 01 90 ✉ [booking@advenis.com](mailto:booking@advenis.com)

## Les Estudines

☎ +33 (0)9 69 39 08 98

3 **d'Artois** (available in [English](#))  
📍 87 rue Flandre - 59000 Lille

4 **Flandre-Gambetta** (available in [English](#))  
📍 92 rue de Flandre - 59000 Lille

5 **Lille - Europe** (available in [English](#))  
📍 271 avenue Willy Brandt - 59777 Lille

6 **Pasteur** (available in [English](#))  
📍 214 Pont de Flandres - 59777 Lille

## Twenty Campus

★ 7 **Lille Pavillon Olivier** (available in [English](#))  
📍 1 place Barthélémy Dorez - 59000 Lille

## Nemea Appart'Etud

8 **Eurasanté** (available in [English](#))  
📍 16 place Albert Tacquet - 59120 Loos Lez Lille  
☎ +33 (0)6 89 31 35 60

★ 9 **Roubaix Eurotéléport** (available in [English](#))  
📍 23 Boulevard Gambetta - 59100 Roubaix  
☎ +33 (0)7 85 49 37 66  
✉ [roubaix.euroteleport@nemea.fr](mailto:roubaix.euroteleport@nemea.fr)

★ 10 **Villeneuve Métropole** (available in [English](#))  
📍 20 Place Salvador Allende - 59491 Villeneuve d'Ascq  
☎ +33 (0)6 75 63 71 46  
✉ [villeneuve.metropole@nemea.fr](mailto:villeneuve.metropole@nemea.fr)

11 **Villeneuve Pont de Bois** (available in [English](#))  
📍 80 boulevard de l'Ouest - 59650 Villeneuve d'Ascq  
☎ +33 (0)6 07 05 73 09

## NéoResid

12 **Lambret** par NéoResid (available in [English](#))  
📍 230 Chemin de la Collose - 59000 Lille  
☎ +33 (0)3 20 97 65 43 ✉ [lambret@neoresid.com](mailto:lambret@neoresid.com)

## Nexity Studea

13 **Studea Lille Centre** (available in [English](#))  
📍 11/13 rue du Maréchal de Lattre de Tassigny - 59000 Lille

14 **Studea Lille Cité Scientifique** (available in [English](#))  
📍 12 rue des Fusillés - 59493 Villeneuve d'Ascq

15 **Studea Lille I** (available in [English](#))  
📍 10 rue John Hadley - 59650 Villeneuve d'Ascq

16 **Studea Moulin** (available in [English](#))  
📍 18 rue Victor Duruy - 59000 Lille

17 **Studea Novalille** (available in [English](#))  
📍 78 rue Jean Jaurès - 59000 Lille

18 **Studea Roubaix** (available in [English](#))  
📍 39 rue de l'Ouest - 59100 Roubaix

19 **Studea Roubaix Parc Barbieux**  
(available in [English](#))  
📍 71 rue Edouard Vaillant - 59100 Roubaix

## Odalys Campus

★ 20 **Lille Porte d'Arras** (available in [English](#), [Spanish](#) and [Portuguese](#))  
📍 70 rue du Faubourg d'Arras - 59000 Lille  
☎ +33 (0)3 20 00 48 47 ✉ [portedarras@odalys.fr](mailto:portedarras@odalys.fr)

## Plaine Images

★ 21 **Art'Campus Plaine Images** (available in [English](#))  
📍 46 rue du Capitaine Aubert - 59100 Roubaix  
☎ +33 (0)7 68 02 52 78  
✉ [contact@artcampus-plaineimages.com](mailto:contact@artcampus-plaineimages.com)

## Student Factory

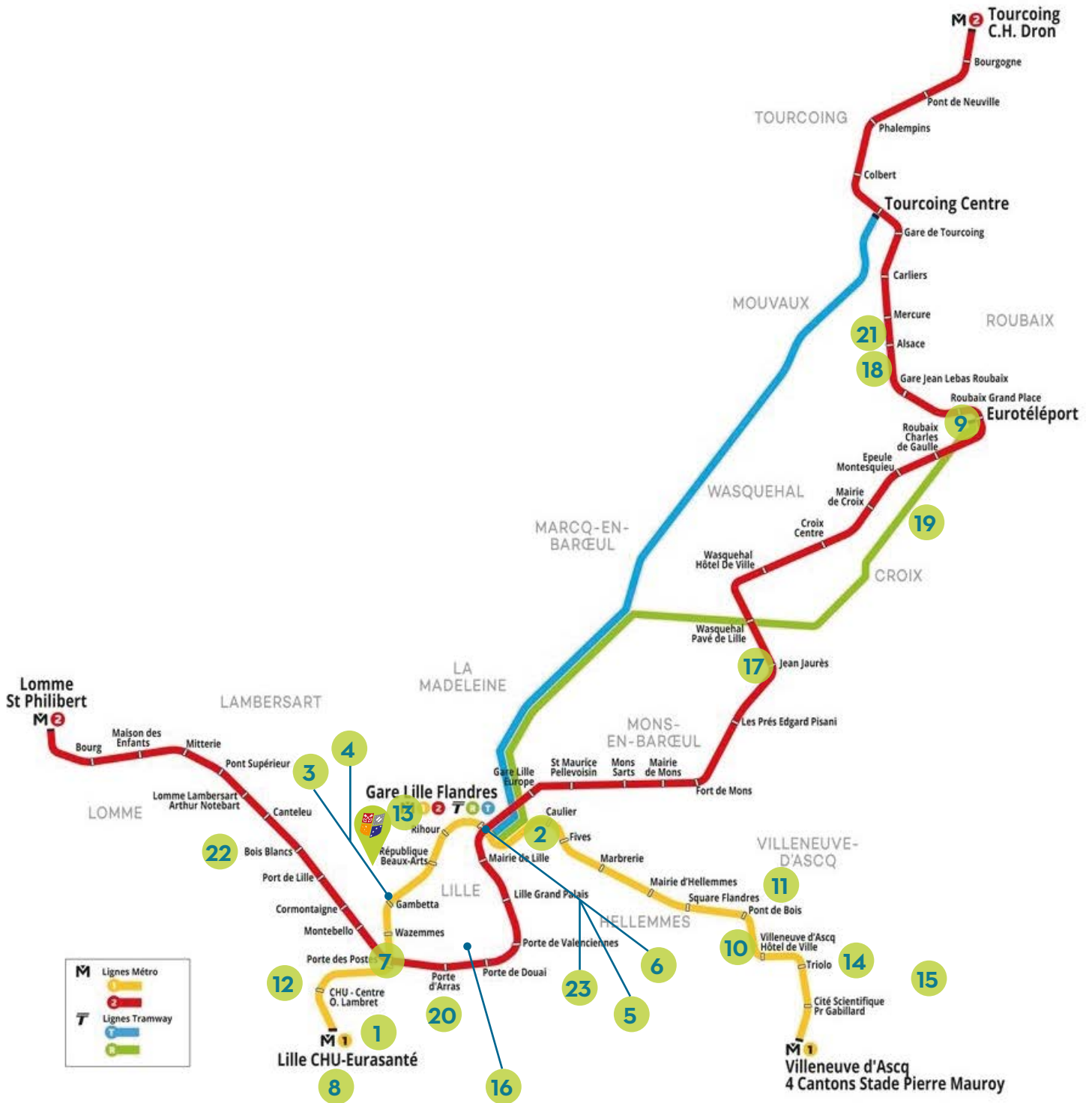
22 **Lille Euratechnologies** (available in [English](#))  
📍 176 allée Clémentine Deman - 59000 Lille  
☎ +33 (0)1 71 25 08 20

## YouFirst Campus

★ 23 **Lille Euralille** (available in [English](#))  
📍 333 Avenue Willy Brandt - 59000 Lille  
☎ +33 (0)1 40 40 64 10

The map shows you the location of the residences in relation to the metropolitan area's tramway and metro networks.

## Location of private student residences in relation to the MEL transport network



NB: The number assigned to residences is used to symbolize their location on the map, and in no way reflects a ranking.

★ More information on the residences we visited

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**Lille Porte d'Arras** by Odalys Campus (available in [English](#), [Spanish](#) and [Portuguese](#))

📍 70 rue du Faubourg d'Arras - 59000 Lille

☎ +33 (0)3 20 00 48 47 ✉ [portedarras@odalys.fr](mailto:portedarras@odalys.fr)



**Accommodations**

**Studio**

Surface area: 19 or 22 m<sup>2</sup>

Rent: from €617 to €696 per month CC (excluding electricity)

**Large studio**

Surface area: 28 or 32 m<sup>2</sup>

Rent: from €802 to €830 per month CC (excluding electricity)

**How to apply?**

Reservations: via the website  
Application documents: ID or passport, proof of enrolment at a higher education establishment in Lille for the current year and guarantor's information  
Possible guarantors: Visale, GarantMe or Studapart

**Services included**

- ✓ furnished
- ✓ equipped (linen kit, housekeeping, crockery)
- ✓ personal kitchenette and bathroom in accommodation
- ✓ bicycle parking
- ✓ common areas: gym, cafeteria, coworking, lounge
- ✓ laundromat
- ✓ internet access
- ✓ collective gas heating

Benefit from a **€160** reduction on the booking fee (that is to say €120 instead of €280), by providing the promotional code **ODALYS5923** by e-mail to the residence.

Book your Odalys rental with GarantMe and benefit from a rental deposit of 3% of the rent instead of 4% (promotional code on request).

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**Lille Pavillon Olivier** by Twenty Campus (available in [English](#))

📍 1 place Barthélémy Dorez - 59000 Lille



**Accommodations**

**T1 duplex**

Surface area: from 18 to 32 m<sup>2</sup>

Rent: from €533 to €871 per month including all charges

**Studio**

Surface area: from 22.5 to 35 m<sup>2</sup>

Rent: €667 to €855 per month including all charges

**T2**

Surface area: from 32.5 to 42 m<sup>2</sup>

Rent: from €828 to €1,046 per month including all charges

**How to apply?**

Reservations: via the website  
Application documents: ID or passport, proof of enrolment at a higher education establishment in Lille for the current year and guarantor's information  
Possible guarantors: Visale, GarantMe or Studapart

**Services included**

- ✓ furnished
- ✓ equipped (linen kit, housekeeping, crockery)
- ✓ fully equipped kitchenette and bathroom
- ✓ bicycle parking
- ✓ common areas, study rooms, garden
- ✓ laundromat
- ✓ free internet access

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**Art'Campus Plaine Images** (available in [English](#))

📍 46 rue du Capitaine Aubert - 59100 Roubaix

☎ +33 (0)7 68 02 52 78 ✉ [contact@artcampus-plaineimages.com](mailto:contact@artcampus-plaineimages.com)

**Accommodations****Studio**

Surface area: from 18.5 to 21 m<sup>2</sup>

Rent: from €490 per month including charges (excluding electricity)

**Large studio**

Surface area: from 28 to 31 m<sup>2</sup>

Rent: from €600 per month including charges (excluding electricity)

**How to apply?**

Reservations: via the website

Application documents: ID or passport, proof of enrolment at a higher education establishment in Lille for the current year and guarantor's information

Possible guarantors: GarantMe and possibility of having a guarantor non-taxable in France with documents provided in English

**Services included**

- ✓ furnished
- ✓ fully equipped (linen kit, housekeeping, crockery)
- ✓ fully equipped kitchenette and bathroom
- ✓ bicycle parking
- ✓ common areas, study room, music room, gym
- ✓ laundromat
- ✓ internet access

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**Lille Euralille** by YouFirst Campus (available in [English](#))

📍 333 Avenue Willy Brandt - 59000 Lille

☎ +33 (0)1 40 40 64 10

**Accommodations****T1**

Surface area: 16 to 27 m<sup>2</sup>

Rent: from €752 per month including charges (excluding heating and electricity)

**T2**

Surface area: 34 sq.m.

Rent: from €968 per month including charges (excluding heating and electricity)

**Large apartment**

Surface area: 55 m<sup>2</sup>  
(2 bedrooms)

Rent: from €1377 per month including charges (excluding heating and electricity)

**Shared flat: 2 people**

Surface area: 34 m<sup>2</sup>  
(2 bedrooms)

Rent: from €611 per month including charges

**How to apply?**

Reservations: via the website

Application documents: ID or passport, proof of enrolment at a higher education establishment in Lille for the current year and guarantor's information

Possible guarantors: Visale or GarantMe

**Services included**

- ✓ furnished
- ✓ equipped (linen kit, housekeeping, crockery)
- ✓ fully equipped kitchenette and bathroom
- ✓ bicycle parking
- ✓ gym, lounge area
- ✓ laundromat
- ✓ high-speed internet access

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**Roubaix Eurotéléport** by Nemea Appart'Etud (available in [English](#))

📍 23 Boulevard Gambetta - 59100 Roubaix

☎ +33 (0)7 85 49 37 66 ✉ [roubaix.euroteleport@nemea.fr](mailto:roubaix.euroteleport@nemea.fr)

**Accommodations****Studio**

Surface area: from 20 to 28 m<sup>2</sup>

Rent: from €510 per month including charges

**T2**

Surface area: 34 sq.m.

Rent: from €582 per month including charges

**How to apply?**

Reservations: via the website

Application documents: ID or passport, proof of enrolment at a higher education establishment in Lille for the current year and guarantor's information

Possible guarantor: GarantMe

**Services included**

- ✓ furnished
- ✓ equipped (linen kit, housekeeping, crockery)
- ✓ fully-equipped kitchenette and bathroom
- ✓ bicycle parking
- ✓ common area, gym
- ✓ laundromat
- ✓ internet access

10

**Villeneuve Métropole** by Nemea Appart'Etud (available in [English](#))

📍 20 Place Salvador Allende - 59491 Villeneuve d'Ascq

☎ +33 (0)6 75 63 71 46 ✉ [villeneuve.metropole@nemea.fr](mailto:villeneuve.metropole@nemea.fr)

**Accommodations****T1**

Surface area: from 18 to 33 m<sup>2</sup>

Rent: From €636 per month including charges

**How to apply?**

Reservations: via the website

Application documents: identity card, proof of enrolment at a higher education establishment in Lille for the current year and guaranteed information

Possible guarantors: Visale, GarantMe and the possibility of having a guarantor non-taxable in France

**Services included**

- ✓ furnished
- ✓ equipped (linen kit, housekeeping, crockery)
- ✓ fully equipped kitchenette and bathroom
- ✓ bicycle parking
- ✓ common area, gym
- ✓ laundromat
- ✓ internet access



# LOOKING FOR SOMETHING ELSE?

Below, we've listed a few platforms you can check out if...



## ... you prefer communal living?

### Shared apartment:

- > [Appartager](#)
- > [La Carte des Colocs](#) (available in English)
  - ☛ The map presentation makes it easy to locate the home
- > [Lokaviz](#)
  - ☛ Platform reserved for students that allows you to find a room in a private home or in a shared apartment
- > [Leboncoin colocations](#)
- > [LOCService](#)
- > [Colocaterre](#) (available in [English](#))
- > [MyRoom](#)

### Coliving:

- > [IvyNest](#)
- > [Colonies](#) (available in [English](#))
- > [My Name is Bernard](#) (available in [English](#))

### Homestay:

- > [Roomlala](#)
- > [CoHébergement](#)
- > [La Fabrique Citoyenne de la Mobilité](#)
  - ☛ Private ads to avoid agency fees

### Hostel life is for you:

- > [Adoma](#)
  - ☛ Social housing
- > [Habitat Jeunes](#)
  - ☛ 4 residences in Lille, 1 in Roubaix, 1 in Tourcoing, 1 in Villeneuve d'Ascq



## ... you're looking for a platform designed for international students

- > [Student Place](#) (available in English)
  - ☛ Looking for accommodation? Take the place of an outgoing student!
- > [Erasmus Play](#) (available in [English](#), German, Spanish, Italian, Polish, Portuguese, Turkish, Mandarin)
  - ☛ Housing ad comparison website

## ... you prefer living on your own?

- > [Leboncoin](#)
  - ☛ Leboncoin brings together ads from private individuals and real estate agencies
- > [Particulier à Particulier](#) (PAP)
- > [FNAIM](#)
- > [SeLoger](#)
- > [immobilier.notaires](#)
- > [CRIJ Annonces](#)
- > [Jinka](#) (application)



## ... you want to help an older person and get housing with a low rent?

- > [Génération et Cultures](#) (Cohabitis network and ESN France)
  - ☛ For intergenerational flatsharing
- > [Ensemble 2 Générations](#)
  - ☛ Platform to put you in touch with a host for an intergenerational flatshare, so an application fee is charged
- > [KAPS "Kolocation à Projets Solidaires"](#)
  - ☛ Solidarity projects

NB: The Université Catholique de Lille declines all responsibility for advertisers and site content.



In Lille, housing is in short supply, so don't hesitate to set up alerts based on your search criteria on the various sites (you need to be ready to respond quickly to ads).

Let's get to the heart of the matter: French administration.



# ADMINISTRATIVE MATTERS

## THE APPLICATION FORM

We'd like to help you anticipate the documents you'll need to put your application together. Here's a list of the most frequently requested documents, and some advice on putting your application together.

The **dossier** (application file) is the set of documents you hand over to the landlord when you apply to rent his property. It enables the landlord to choose his tenant according to the criteria he deems relevant.



### When visiting the housing:

- Have a paper version of your application ready to give to the owner right after the visit (if you're interested in the apartment).
- To help you stand out from the crowd, here are a few tips for preparing your application:
  - Copies of documents must be legible
  - Place documents in a pocket or bind them together (staples, paper clips, etc.)
  - Arrange documents in a logical order (first you, then your guarantor, for example).
  - Why not number the pages and add a table of contents?

Below is a non-exhaustive list of documents that may be requested:

### Requested documents:

- **Proof of identity:** identity card, passport or residence permit
- **Proof of address:** rent receipts, property tax notice or proof of accommodation
- **Proof of status:** student card, school certificate or letter of acceptance
- **Proof of income:** notice of award of grant, certificate of simulation for housing benefit from the CAF ([simulation](#))
- RIB\*



### If your guarantor is a person:

- ID
- Last 3 pay slips / proof of employment
- Income tax return (avis d'imposition) for the previous year
- Council tax or rent receipt

**RIB** stands for Relevé d'Identité Bancaire, or bank account details. Real estate agencies and private individuals cannot ask you for a RIB, but private student residences may.





### We can't ask you for:

- Photo
- Social security card (Carte Vitale)
- Financial documents (RIB (except for private residences), bank statements, proof of financial situation, etc.)
- Direct debit authorization
- Personal medical file
- Police check
- An advance on rent to reserve the apartment



### Additional information:

- for a solid dossier, use [Dossier Facile](#) (available in English)
- find out more about [authorized documents](#) (available in [English](#))
- [the list of Campus France accommodations](#)

## FINANCIAL INFORMATION

As an international student staying in France, you may be eligible for various forms of financial aid to help you make the most of your stay.

In this section, you'll also find information to help you with the «guarantor» part.

### Financial support

#### → CAF

**Test your eligibility** to possibly receive the rent rebate paid by **the CAF** is called **l'Aide Personnalisée au Logement** (APL). To receive this aid, you need to provide the following information:

- The RIB of your French bank account
- Your housing contract
- A proof-of-address form completed by the property owner
- Proof of income for the last two years: you can provide your income tax returns for the last two years from your country of origin if you have them, along with proof of identity (national identity card or passport) and your birth certificate with a certified translation into French

#### If you are a citizen of the European Union

- you must provide proof of registration in higher education
- your European health insurance card

#### Other nationalities

- you must enclose a residence permit valid for the duration of your academic year
- proof of enrolment in the French student social security scheme



### You must meet certain criteria:

- the owner must not be a member of your family
- the property must be «conventionné» (i.e. the owner of the property has signed an agreement with the Agence Nationale pour l'Habitat (ask your landlord for confirmation))
- the property must be decent (minimum surface area of 9m<sup>2</sup>, minimum comfort, compliance with safety standards)
- rent receipts and the lease/tenancy agreement are made out in your name / for shared tenancy, all names must appear on the lease

Remember to apply as soon as possible after signing your lease/tenancy agreement, as payment is not retroactive from the date of application. The APL will then be paid to the tenant or landlord on a monthly basis, if requested.

## The Guarantor

The **guarantor** is a solvent person whose income can cover your unpaid rent in the event of default. The guarantor can be a person (friend, family member) or a legal entity (company, association, bank).



As an international student, it can be tricky to find a landlord who will accept a guarantor non-taxable in France, so here are a few organizations and ways to meet this demand:

### → Garantie Visale

The **Visale Guarantee** is a free service, so to qualify you must meet certain criteria. The first step is to **test your eligibility**. ([Campus France guideline](#))

#### Are you a citizen of the European Union?

You just need to provide proof of identity (ID card or passport).

#### Are you an international student on a visa?

You must have a long-stay visa valid as a residence permit (VLS-TS) «mention étudiant» or «passeport talent».

and

- You are aged between 18 and 30
- You are taxable in your own right (not declared with your parents)
- You have proof of schooling showing the academic year (student card, school certificate, enrolment certificate, etc.)
- Your rent does not exceed €600 per month, including charges (this amount may be increased depending on your income)
- Your accommodation is decent, furnished or unfurnished, shared or not
- You have a lease (rental contract)

### → Garantme

**Garantme** is the most widely recognized and used guarantor service. It is a pay service. (available in [English](#) and [Mandarin](#))

### → Bank guarantee

This solution involves depositing a sum equivalent to several months' rent into a dedicated account. In the event of non-payment, the landlord can ask the bank to release the funds.

### → Smartgarant

**Smartgarant** is a pay service (available in [English](#))

### → Cautioneo

**Cautioneo** is a pay service



Make sure to ask your landlord the type of guarantee he accepts.

# LET'S GO!

## VISITS

You like the offer and it's still available? Contact the landlord as soon as possible to arrange a viewing. Don't hesitate to choose a viewing close in time and during the day.

On the day of the viewing, take a look at the environment (neighborhood, shops, transport, building maintenance, exterior maintenance, etc.) and the general state of the property (humidity, ventilation, noise, lighting, etc.). Don't hesitate to ask the agent/owner any questions you think are important.



### Here are a few that we consider essential:

- When will the property be available?
- What furniture and appliances will remain in the property?
- What areas of the residence/building will I have access to?
- What form of energy is used (gas, electricity, etc.)?
- Is the service charge included in the advertised rent?
- Do you know how much the previous tenant paid in bills?
- What type of neighborhood is it?
- How far away are the nearest shops?
- What public transport may be found nearby?



Even when you see the words TCC (tax included) or CC (service charge included), don't hesitate to list what is actually covered to avoid any surprises. For example, electricity is rarely included.

### It may also be interesting to know:

- Have you ever rented to international students before?
- Have you ever rented to people with a state (Visale) or private guarantor?

You can also take photos or make a video of the apartment to remind you of the various visits.

## MOVING IN

It's all done! You've signed the lease/tenancy agreement for the apartment where you'll be staying in France.

### Inventory on arrival

Before you move in, you'll carry out an inventory with the owner of the property, a member of staff from the estate agent's or a service provider appointed for the purpose.

The **état des lieux** (inventory) is a detailed visit of the property. You and the owner or his representative will take note of the condition of the property and sign a document at the end. If you notice a defect that you didn't see on the day of the inventory, you have 10 days to ask the landlord to modify the document.





During this stage, it's important to **point out any damage to the property before you move in**, i.e. any scratches, scuffs, stains, damage etc. Don't hesitate to take photos too.

## The keys are in your pocket!



The **dépôt de garantie** or **caution** (housing deposit) is used to cover any future breaches of the tenant's obligations, and may not exceed:

- the equivalent of 1 month's rent (excluding service charge) for unfurnished rentals
- the equivalent of 2 months' rent (excluding service charge) for furnished rentals

During your first few days in your new home, there are a number of expenses to consider:

- Agency fees (if you found your home through an estate agent)
- Housing deposit
- First monthly rent payment
- Home insurance

And if you've chosen to live alone in an apartment:

- Opening an account and administration fees for electricity ( $\approx$  €26) and/or gas ( $\approx$  €25)
- Opening your internet account



For insurance, you can refer to the [SMENO](#) (available in [English](#)) or the [MAE](#).

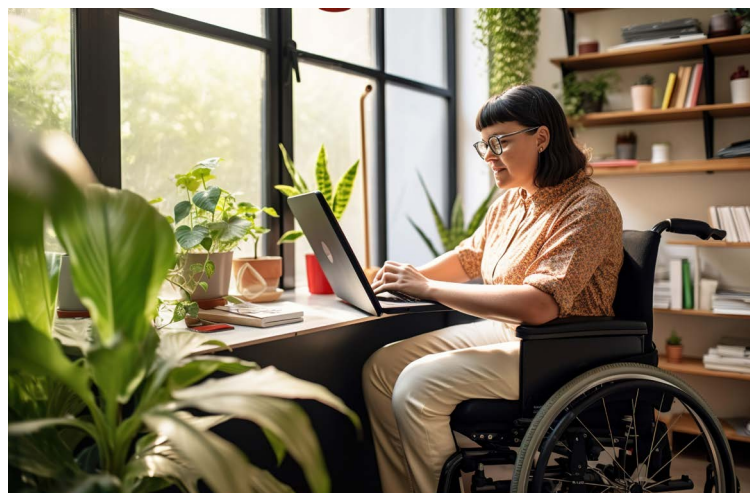
For electricity, you can turn to [EDF](#) (available in [English](#)), [ENGIE](#) (available in [English](#)) or [Total Energies](#).

For internet, you can opt for no-commitment contracts from [RED](#), [SOSH](#), [Bouygues](#), etc.

Take advantage of a 10% discount for SMENO's health insurance with the code **CDAHDF**.

## LIVING IN THE HOME

- Looking for furniture? Visit [Campus Market!](#)
- [How do I dispose of my waste?](#)
- [Types of waste in detail](#)



# MOVING OUT

## Notice of departure

When your stay comes to an end, you must notify your accommodation contact of your departure.

The **préavis** (notice of departure) requires you to give notice of your departure from the accommodation by means of a:

- *lettre recommandée* (registered letter) with *avis de réception* (acknowledgement of receipt)
- hand-delivered letter against signature or signed receipt



The notice period, i.e. the time during which you will still be considered a tenant of the property after giving notice of your departure, is:

- One month: if you live in a university residence/dorm or in social housing
- Three months: if you live in a privately rented apartment

In all cases, this information must be included in the lease/tenancy agreement.



Lille is a city in a **tense zone**, which means that in most cases your notice period will be one month.

## Final inventory

Remember the inventory when you arrived? It's just the same!

Together with the person appointed to carry out the final inventory, you will go through your room/apartment. The aim is to check that you haven't damaged or altered anything in the property.

Remember, you must return the property in the condition in which it was entrusted to you. This is important if you want to recover your full security deposit.



# GLOSSARY

To help you decipher the abbreviations, we've listed as many as possible in the table below. You'll notice that some are used much more than others.

Abbreviations	Words
abs	absolutely
AL	for rent
anc	former
a p d	from
apart / appt	apartment
asc	elevator
AV	for sale
bcp	many
b ét gén	in good condition
bur	office
c.c. / CC	Service charge included
ch	room
hot.	boiler
ch. c. g.	gas central heating
ch. c. maz.	oil-fired central heating
ch. coll.	shared heating for building
ch. ind. él.	individual electric heating
ch. ind. gas	individual gas heating
ch.p.sol	underfloor heating
cft	comfort
coloc	flat sharing / flatmate
cont	contemporary
cuisine éq	equipped kitchen
dch	shower
dép	dependencies
dig	digicode
disp / dispo	available
ds	in
dup	duplex
€ / e / E / eur	euros
ent	fully
es	staircase
ét	Floor / storey
exc	excellent
extr	extraordinary
FA(i)	agency fees (included)
gar vél	bicycle shed
gar (2v)	garage (2cars)

Abbreviations	Words
gd	large
gren (amen)	attic (convertible)
H / hono	agency fees
HC	Excluding service charge
impec	impeccable
int	intercom
jard	garden
kitch	kitchenette (small kitchen: sink, hob and fridge in main room)
lav	washbasin
liv	Living room, lounge
meub	furnished
mezz	mezzanine
moq	carpet
nég	negotiable
pft ét	in perfect condition
pk 1 v	Parking for one car
plac	Fitted cupboard(s)
prox	close to
parq / pqt	Parquet flooring
rad	radiator
rdc	first floor (US), ground floor (GB)
rdv	appointment
ren	renovated
sam	dining room
sdb	bathroom
sdd	shower room
ss-s	basement
T1/F1, T2/F2, ...	1-room apartment, 2-room apartment, ...
TBE	very good condition
terr	terrace
TCC / TTC	all charges included
vis	visit
vis.s / rdz-vs	visit by appointment
Vue impr.	breathtaking view



**WELCOME**

*to your place!*





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**Bolig** - **Vivienda** -  
**Stanovanje** - نكسَم  
- **Habitação** - **ที่พัก**  
**อาศัย** - **Wohnen** -  
מגור - **Сместување** -  
**Alloggio** - **Мақунат** -

**வீடம்** - **Woning** - **Bolig** - **Asunto** - **Dandano**  
- **Būstas** - **Inkululeko** - **Жатаңгы орн** -  
**Mieszkanie** - **Bydlení** - **Stan** - **Áit cónaithe**  
- **Bývanie** - **Guri** - **Locuintă** - **Tai** - **Lakhatás**  
- **Kevredh** - **Жилище** - **Κατοικία** - **Lec'h** -  
**Boende** - **Жатықхана** - **Nhà ở** - **Eluase** -  
**Konut** - **Жильё** - **Rumah** - **Housing** - **سوان** -  
**Bostad** - **Húsnæði** - **Llety** - **Житло** - **Taigh**  
- **आवास** - **Смештај** - **Mājvieta** - **Logement** -  
**Banesa** - **საცხოვრებელი** - **Ev** - **Perumahan**  
- **Tirahan** - **Рув-анан** - **Ndalem** - **Makazi** -  
**Indawo yokuhlala** - **আবাস** - **Ikhaya** - **Ile-ona**