Student accommodation :

Everything you need to know!

Last updated : 03/06/2022

early makers since 1872





Congratulations on your joining us at emlyon business school.

We trust that you have already read our **Welcome Guide** in which you will have found some crucial aspects to consider before arriving and commencing your course.

As you know, one of the first things you'll need to do as a new student is to secure accommodation. The shortage of student accommodation is a growing issue in large cities.

At **emiyon** business school, we consider that it is unacceptable that any student would be left without accommodation when classes have already started.

That's why **emlyon** business school is working to partner with key student housing providers to ensure that no student is left without a roof over their head.

In this ultimate guide to finding student accommodation, you will find tips on how to make sure that you are ahead in the race to get the best place to live !

We hope you will find this guide useful, and we look forward to meeting you soon.



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Different types of accommodation





What types of student accommodation are there?

When it comes to choosing the right accommodation, it can feel overwhelming, especially if this is your first time living away from home.

There are many factors to take into consideration such as location, budget...

Don't rush ! Consider all the advantages and disadvantages of both modern and traditional renting. It's a big decision, and you should choose what works best for you !

Halls of residence

Halls of residence are a popular choice for first year students as they are usually located near or on campus

It is a good way to make friends. Also, you have maintenance staff on hand should you encounter any problem.

However, it is not 'your own space': you're sharing it with many others, which means there will probably be extra noise and mess!

There is a difference between private halls of residence and *Crous** halls of residence.

Crous halls of residences are public and subsidized by the French government.

Crous accommodation is much cheaper and is allocated to students with **Crous** grants (scholarships based on social criteria) as a priority.

Only 20% of **Crous** accommodation is allocated to international students, that's the reason why we strongly encourage you to consider other options.

*Crous stands for Centre Régional des Œuvres Universitaires et Scolaires or regional center for university and school work. The Crous network aims to support students and improve study conditions on a daily basis.

Private accommodation

Choosing private accommodation will help you gain independence: you decide where and with whom you live. You may find yourself more familiar with the local area than if you lived on campus in your first year, something that can help when choosing where to live (and where to avoid) in subsequent years.

In addition, you've got more choice on the area and type of accommodation you'd like.

However, you will have more to organize : you'll be dealing directly with the landlord or the letting agent.

House or flatshare

A flatshare is when two or more people live in the same property together. Everyone has their own bedroom but the other rooms in the house such as the living room, kitchen, dining room, bathroom etc are shared.

By sharing the extra rooms in a property, you'll be effectively splitting the cost to rent the property, meaning you'll have **more money to enjoy everything your new city has to offer** !

Flatsharing allows you to meet new people, discover new cultures and make new friends. One of the cons of house sharing is that you will have less privacy compared to living alone.

Intergenerational housing

The aim of this scheme is to address the specific housing needs of low-income elderly and lonely persons and young people by providing affordable intergenerational housing.

The project not only provides decent and accessible housing but also works to create a supportive, family-like environment.

If you're considering coliving over traditional apartment living, you'll need to consider whether or not you are comfortable with the idea of sharing communal spaces.

Mutual exchange or property swap

If you are going to study far from home, it may be quicker to exchange your home rather than finding a new one.

The concept of home swapping is becoming hugely popular, as this method offers multiple benefits. It is a simple way to save money, especially for students who are struggling to manage their finances.

The only cost associated with house swapping is usually the membership fee for the service.

Short term rental via Airbnb or Booking.com

Due to the shortage of accommodation and the high volume of applicants, students often turn to **Airbnb** or **booking.com** as a housing alternative.

It can be a good way to discover a new city and doing short-term stays in various neighborhoods allows you to determine whether the place is suitable for you before signing a longer-term lease.

It should be noted that **you cannot claim housing benefits living in Airbnb or Booking.com.**

In addition, few banks accept an Airbnb invoice as a proof of address, if you consider opening a bank account

You 'd be better off opting for flat-sharing or intergenerational housing.

Average monthly rent per city (for a studio)*



^{*} Source : www.seloger.com

Our top tips on finding student housing

Wherever you choose to live, take a look at our top tips for finding accommodation.



Don't wait until you are in France to start looking for

housing and submit your applications before you leave your home country

Start looking as early as you can and bear in mind that you are competing with thousands of other eligible students in your area for that perfect spot.

Submit as many applications as possible to increase your chances of securing accommodation.



Work out your accommodation budget

When choosing your accommodation keep in mind how much you will realistically be able to spend on accommodation.

You will need to find a property that fits your budget and with bills that you can afford to pay every month.

A budget calculator can help you get an idea of all costs, from accommodation and bills to clothing, interests and hobbies.



Try to find student rental accommodation that is furnished

You will save money on purchasing expensive items.

Buying your own furniture, organizing, delivery... can be time-consuming.



Be wary of housing scams

These aren't common, but affect a few students each year.

If something seems too good to be true, it usually is !

How to avoid scams :

- Price is lot lower than for similar properties in the area
- You may be asked to pay a deposit before viewing
- You may be asked to transfer money via money transfer services such as Western Union
- Communication is over WhatsApp

Things you must know before renting

Here are things you absolutely need to know before renting !

You will have to sign a lease

A lease agreement is a **legally binding contract** and you will be forced to comply with the terms and conditions you sign to. We recommend reading through your tenancy agreement, and perhaps getting someone with experience of renting to check it over too, to make sure everything is clear and reasonable.

Make sure the accommodation contract includes :

- \Rightarrow The name of all people involved
- \Rightarrow The rental price and service charge
- ⇒ The deposit amount
- \Rightarrow The start date of the contract and its length
- ⇒ The address of the rented property and a short description
- \Rightarrow The size of the property

You will need to complete and sign a check-in report

Upon moving into a property, whether that be a hall of residence or a private property, you will be given a check-in report to complete and sign. It should list each room or area of the property as well as all the fixtures, furniture and appliances within each room. It should also record the condition of everything such as whether the rooms are clean and if there is any damage.

It is the student's responsibility to list any damage in the room.

The information listed on the form is **the basis for determining if damages are to be charged to the student at check-out**.

If the report is missing or incomplete, the landlord or agent will assume the property was in perfect condition at the time of check-in.

Here is what to look for when you first arrive :

(non- exhaustive list)

- Integrity of the walls, ceiling and floors
- Surface damage
- Condition of windows and frames
- Condition of the furniture
- Cabinets and wardrobes -hanging doors, squeaky hinges
- Condition of the flooring and curtains
- Condition of the electrical appliances
- Condition of the gas appliances and gas supply
- Water flow through all taps and outlets, colour and quality of the water, slow or blocked drains, poor sanitation facilities, limescale and rust
- Heating and hot water working properly
- Cracked sinks, baths, tiles
- Door and window locks squeaky hinges, hanging doors or not closing properly

<u>Our advice</u> : take dated photographs !

You might need to prove that the inventory and the photographs you provide are an accurate representation of the property at a certain point in time. If you take a photo with a mobile phone it will usually place a date stamp on the file. This will help to prove when the photo was taken if there are any disputes.

Please note that you have only 10 days to add things to your check-in report.

You will have to pay a security deposit

A security deposit is money that the landlord or agent usually holds during the tenancy.

The amount is generally equivalent to a month's rent (2 months' rent for a furnished property).

At the end of the tenancy, the security deposit is returned to you **if you leave the accommodation in the same condition in which you found it** when you moved in. If you do not pay your rent, make major damages, or if you leave without any notice, the landlord has the right not to return your deposit.

Be aware that your landlord should not deduct money to cover damage that could be regarded as fair wear and tear.

You may need a guarantor

It is now common to be asked to provide a guarantor when renting any type of student property.

This is because most students do not have a credit history that can be easily checked and the majority of landlords want to make sure the people they are renting to can afford the rent.

Also, as your landlord, or agent will want the guarantor to be France-based and have minimum levels of income, not everyone is eligible to be a guarantor.

In such circumstances, the alternative is to use a guarantor company (see our solutions in the following pages).

You will have ongoing costs 🛛 🗧

When considering housing, there are many **associated costs**, not just the rent !

A - your monthly rental payment

The rent is most often paid by direct debit from your bank account.

With a private landlord, payments can be made by cheque, bank transfer, or less frequently by cash.

It should be noted that the landlord has no right to impose a means of payment on you. If your landlord insists that the payment be made in cash, it probably means that he does not declare his activity as a landlord and your rental.

B – service charges

Service charges usually cover things like repairs, maintenance and improvements to communal areas or the building structure, but also lighting, heating and cleaning of communal areas.

C – home insurance



Home insurance is mandatory in France, for any type of accommodation, furnished or unfurnished. All tenants must take out home insurance that must be presented to the landlord when handing over the keys and/ or signing the lease.

A home insurance covers your house and belongings against life's unexpected events (flood, fire, theft...)

It usually includes third party liabity.

D- Utility bills



If you are staying in a hall of residence, it's more than likely your energy bills (gas, electricity, water and heating) are all included within your rent.

The majority of utility bills are paid in regular monthly instalments, however, this can vary depending on the service.



Our partner **Livinfrance*** can help you find utility suppliers, so no need to hunt for the best deals through online comparison websites !

*More information about **Livinfrance** in the following pages



Are you eligible for housing benefits ?

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Discover what benefits you are entitled to claim.

The Caisse d'Allocations Familiales also known as CAF provides financial support intended to reduce rent burden.

In France, any student with a rental agreement drawn up in their name (even in case of flatsharing) has the right to receive housing allowance as long as they occupy the property at least 8 months a year.

There are 2 types of housing benefits you can be eligible to :

- APL : Aide Personnalisée au Logement (personalized housing aid)
- ALS : Allocation de logement social (low-income housing allowance)

Most of the eligibility requirements are the same for these benefits.

They are awarded according to the following order of priority: APL, ALS. ALS can be awarded to those who are not eligible for APL.

These 2 benefits cannot be combined !

You can make a claim online to get either of these benefits.

You need a French bank account to apply for CAF housing benefits.

Note that there is no set amount of housing benefit and what you get will depend on a number of criteria.

Find out how much you can get *



*These are estimates, for exact figures please use the benefits calculator

Use CAF benefits calculator to check if you can get housing benefits before you apply !



It is crucial that you should notify CAF of any changes in your personal circumstances.

The easiest way to do this is via your CAF online account.

If you move to a new address in France, you must change the address on your CAF online account and submit a new application for housing allowance for this new address, if you still wish to receive it.

If you move abroad, you must notify CAF via your online account. Do this well in advance, so that the CAF can inform you about any other procedures to be completed before you leave.



Housing assistance is granted from the month following your entry into the property. The first payment is generally made two months after the application is submit-

ted

For example, if you apply in September, your benefit will be granted in October and you will receive your first payment early November.

Payment is not retroactive !

For some students, housing assistance will not necessarily be sufficient to cover accommodation costs.

There are 3 other solutions that can accompany you to your new home :



Avance LOCA PASS makes it possible to immediately pay the security deposit requested by the landlord/agency and to repay it gradually, without interest, for a maximum period of 25 months. Its amount is € 1,200 maximum.

You can check your eligibility here

If you are unable to provide a guarantee, Action Logement can act as guarantor for you through its VISALE guarantee scheme.

VISALE.😰

Visale guarantee is totally free !

It aims at facilitating your search for accommodation by reassuring the landlord.

Application is done online, from your home country, even if you do not have accommodation yet!

First check your eligibility here

Good to know : Students can benefit from Visale guarantee without providing proof of income under the condition their monthly rent does not exceed €800 in Paris region or €600 elsewhere in France.

You will find here a step-by-step tutorial in English.

The MOBILI Jeune allowance is granted by Action Logement to young people under 30, under apprenticeship or professionalization contract (contrat de professionalisation) in order to partially cover rent.



The amount of the benefit is between €10 ADE MOBILI-JEUNE® and €100 maximum each month. The allowance is paid half-yearly.

Check your eligibility here

Good to know : MOBILI Jeune can be combined with CAF housing benefit, Visale Guarantee and Avance LOCAPASS

Finally, if your financial needs go beyond housing, you can also apply for a scholarship or a student loan.

Please refer to our funding guide.

Leaving your accommodation

When it is time to move out of accommodation, your sometimes you do not know where to start.

It can be a challenge, but it doesn't have to be a stressful experience.

To help you out, we've put together a few handy tips and reminders for leaving your student accommodation.

Step 1: Notify your landlord or letting agent

You must notify your landlord of your moving out date by registered mail.

- □ 1 month before departing if your accommodation is furnished
- 1 to 3 months if your accommodation is unfurnished, depending on the region.

Here is a sample letter you can adapt to your personal circumstances



[CODE POSTAL] [VILLE] Fait à (lieu), le (date)

LETTRE RECOMMANDEE AVEC AVIS DE RECEPTION

OBJET : Résiliation bail étudiant

Madame, Monsieur

Je vous annonce par la présente que je souhaite mettre fin au contrat de location signé le (préciser la date de signature du contrat) pour le logement situé à l'adresse (préciser l'adresse).

En application de l'article 15 de la loi n° 89-462 du 6 juillet 1989. la résiliation prendra effet à compter du (préciser la date) selon la période de préavis de (préciser la durée du préavis) à laquelle je suis lié(e).

Je vous remercie de bien vouloir fixer une date d'inventaire et vous prie de croire, Madame, Monsieur, l'expression de mes respectueuses salutations.

[PRENOM expéditeur] [NOM expéditeur]

In this letter, we suggest that you propose to book a date for the check-out inventory.

Step 2: Notify CAF if you receive housing benefits

Change your address in the "Déclarer un changement" section on your personal CAF account. It only takes 3 minutes !



If you fail to do so, and continue receiving CAF allowance, you will have to pay back any overpaid amount.

Step 3 : Close your accounts - Utility bills and other bills such as broadband, television licence...

A few weeks before you move out, contact the utilities companies, broadband provider ...and let them know you are moving out of the property.

Step 4 : Redirect mails

As you will no longer be living at that address, any mail and deliveries you currently receive to your accommodation will need to be redirected to your new address. The French postal service La Poste offers a redirection service for mail that can be found here.

Step 5 : Prepare your packing in advance



To get cardboard boxes, ask at supermarkets or retail shops.



Step 6 : Clean your room to avoid any cleaning fees being taken out of your deposit.

It's your responsibility to leave your accommodation in the same clean and tidy condition it was in when vou arrived.

If you are renting a shared property you are all jointly responsible for its condition when you move out.

Step 7: Attend the check-out inventory

The checkout at the end of a tenancy is one of the most important parts of the moving out process.

It should go smoothly, provided you've carried out any necessary repair works and left the property in the same condition as when you first moved in.

Step 8: Return your keys

it can be easy to forget to hand your keys back. But if you don't return them, you could incur additional charges for replacements kevs.

So, make sure you leave them out on the side and don't pack them away.

Step 9 : Get your deposit back

Your deposit must be returned to you within two months after the tenancy ends if there are disputes, or one month if there are no issues.

If you don't receive your deposit after this time, you can submit a complaint with any evidence you have to the Commision départementale de Conciliation (CDC) of your region :

Lyon	Paris	St-Etienne
Départementale de la Cohésion	Direction région- ale et interdépar- tementale de l'hé-	O A M L Secrétariat de la
Sociale (DDCS), Service du Droit au		
Logement, CDC, 33,	5, rue Leblanc, 75015 Paris	10, rue Claudius Buard, CS 50381 ,
LYON CEDEX U3		42050 SAINT- ETIENNE cedex 2





The past year has been one of the most challenging.

Our partners have shown extraordinary **agility, creativity and adaptability.**

We could not be more proud of their commit ment and dedication.

Today we are thrilled to announce

that emlyon will soon be offering a guaranteed place to live

to a limited number of students.

Priority will go to 1st year international students.

While compiling this guide, emlyon is working with major partners on a new project aiming to secure a number of accommodation for 2022-2023 academic year.

For Ecully campus

emlyon has been working with **Studapart** since 2017.

Through this new project, **emlyon** and **Studapart** are boosting bilateral collaboration.

>>> Crous is a major player in the student accommodation sector.

That's the reason why **emlyon** is about to sign a strategic partnership with **Crous de Lyon**, allowing us to offer a number of accommodation to students.

emlyon is also proud to offer accommodation in the prestigious Tony Parker Adequat Academy based in Lyon.

For more information, please email **housing-lyon@em-lyon.com**

For Paris campus

emlyon is also expected to partner with ECLA Noisy-le-Grand which offers a unique co-living experience in a contemporary accommodation complex located in Ile-de- France region, 30 minutes away from Paris campus.



To learn more , please email housing-lyon@em-lyon.com

All partners of emlyon business school are committed to actively contribute to bringing student living and learning to the highest level.

emlyon housing partners



Livinfrance offers a free all-in-one platform to help you settle in France.

Livinfrance has a huge choice of properties you can rent from them directly.

With Livinfrance, no need for a French guarantor !

Book your accommodation online through $\underline{\text{Livinfrance}}$ dedicated portal.

In this portal you will find other partners' available properties !



Additional services :





Should you come from Africa, **Studely** helps African students who want to persue their studies in France.

Studely provides assistance with visa procedures and offers a range of services including bank guarantee, payment account, assistance with **student accommodation**, travel/home insurance...

Depending on your needs, prices start from 5€/month. To learn more : www.studely.com

Additional services :





Log in to **<u>Studapart</u>** housing portal and access thousands of student properties.

Use your **emlyon** business school email address, or your personal email address with **the activation code HOUSINGEM-**LYON.

You can filter the results depending on what you are looking for.

Studapart has partnered with *HousingAnywhere*, Europe's largest rental accommodation marketplace !

You can access Studapart housing offers via LivinFrance portal.

See partnership announcement on page 16.

Additional services :





The Tony Parker Adéquat Academy « allows young passionate people to build their life project with the promise of a job at the completion of their studies »

The TPAA gives thousands of students an excellent start towards an exciting career in the field of sport, but not only !

See partnership announcement on page 16



Campus



Studylease offers student accommodation in private student halls in France but also in **Spain, Portugal** and in **the UK** !

Studylease team offers **tailormade support all the way through** to the signature of the lease.

Just select the accommodation that suits your needs and contact the team by phone 01.42.99.94.64 or email via <u>n.gutierrez@studylease.com</u>

You can select up to 5 options !

To apply, please prepare:

- ID card/passport
- Visa/residence permit for international students
- Enrolment certificate
- Proof of address dated less than 3 months
- Bank account details

IMPORTANT : Studylease does not accept Smartgarant garan-



Additional services :



Cardinal Campus runs a number of student halls in Lyon and Paris region.

In Lyon, *Le Galion* and *Le Drakkar* halls of residence are ideally located near **emlyon** Ecully campus.

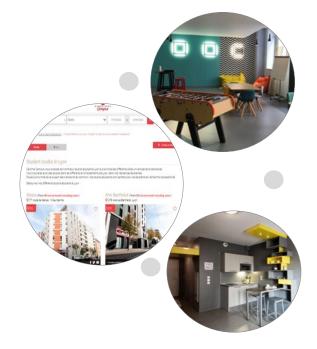
There are 3 other Cardinal Campus residence halls close to Gare de Vaise metro station (15 minutes away from the campus) : *Club 55, Madison Park, Studio 9.*

Le Kiosk is a brand new student hall which opens in September 2022, in Lyon 9.

In Paris region, **Cardinal Campus** manages several student halls in Montreuil, Colombes, St Ouen and Noisy le Grand.

Book online through Cardinal Campus website

You can select up to 3 rooms and secure your accommodation with a pre-payment of $\in 150$.



Additional services :



רו א



Crous accommodation are very popular and hard to get as average rent is low and rooms are eligible for housing benefits. Demand for a Crous place far exceeds supply !

Students eligible for a Crous grant can apply online for Crous accommodation between mid-January and mid-May each year, by completing a <u>D.S.E-Dossier Social Etudiant</u>- and ticking the box « *je demande un logement* ».

Other students including international students cannot apply before July.

They do not need to go through the D.S.E procedure either. Application is done online on Crous website.

See partnership announcement on page 16.



Additional services :



UXCO Group operates 2 halls of residence dedicated to coliving **in Paris region**.

ECLA halls are ideal for today's young professionals and students, perfectly balancing affordable accommodation, coworking and socialising to help you make the most out of your Paris life.

A new hall about 30 minutes away from Paris campus will open in **Noisy-Le-Grand** in August 2022.

ECLA Noisy-le Grand will offer a wide range of indoor facilities including a gym, co-working spaces, shared kitchens, games rooms, cinema rooms, a music studio...**Find out more** <u>here</u>

Apply via email : contact@ecla-campus.com



Additional services :





Should you consider relocating to France with your family, Lyon Move Relocation can help !

Lyon Move Relocation offers a full range of relocation services to support the process in order to ensure a seamless transition.

Whatever your needs, **Lyon Move** can provide the best level of support you require.

For more information, please email **housing-lyon@em-lyon.com**

emlyon facebook page

emlyon student association (Corpo) has its own **off-campus housing facebook page for emlyon students only** ! Feel free to join the « <u>asso logement emlyon</u> »

« <u>Bons plans emlyon/centrale Lyon</u> » is another facebook page in which you will find available housing posts from emlyon business school and Ecole Centrale de Lyon students.

Intergenerational housing

Intergenerational housing is a hugely cost-effective way of living in a nice home particularly in cities and towns where rent is expensive.



Camarage is a homesharing solution that matches elderly people with young people looking for accommodation.

In exchange for affordable rent and/or practical help

(shopping, IT help, cooking ..) you can benefit from safe and comfortable accommodation, close to the school. **NB : Personal care is not included in the tasks.**

All you need to do is :

Register on https://camarage.fr/junior and tell a bit about yourself, your interests, your circumstances, your daily routine...

Meet pre-selected older people via video calls

Choose the homeshare arrangement that suits you

Once your booking is confirmed by a homeshare agreement, pack your bag and begin your co-living journey! ③

having trouble to find accommodatio te have the perfect room for you ! With a senior or in residence Affordable

to your school or

For students who prefer to live alone, **Camarage** directs them to affordable studios in senior residences.



Colette is another co-living model.

Colette helps you find accommodation with a host aged 60 or over, who has a spare room to rent in Paris or in Lyon.

How to apply :

Register	on	this	page	:	https://
www.inscriptior	n.colette	e.club/EMI	L		

- **Click on the link** you will receive by email within 24 hours.
- Create your password.
- Add a profile picture, tell a little about yourself and record a short 30 second video presentation
- Apply for the perfect place to stay !

Benefit from a discount on your first month rent with **discount**



Additional services :



Additional services :



camaraa

vous accueilliez un jeune de confian

Je recherche une cho

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Property swap



Swwitch offers a home-exchange platform dedicated to international students.

It allows you to exchange your room or apartment during an international mobility.

You keep your accommodation in your home country and **pay** no rent abroad !

How to proceed :

- Create your Swwitch account on https:// app.swwitch.eu/auth/login
- Create your advert : describe your accommodation =>type of accommodation, number of rooms, size...
- Browse through the exchange offers in the relevant city.
- Find the ideal exchange, contact your "swwitcher" and pre-book the exchange !

Good news : as an emlyon student, get a €90 discount !



www.swwitch.eu

emlyon business school has 2 partners who offer to act as your guarantor.

Rent guarantor companies



SmartGarant is a private guarantor company created by two former emlyon students.

SmartGarant covers your rent for the duration of the tenancy and provides landlords with extra security. Test your eligibility <u>online</u> !

Submit requested documents and *get your SmartGarant certificate* in less than 2 hours !

Benefit from a special **discount by using the** *discount code*: **EMLYON.**

With **SmartGarant <u>SmartAlerte</u>**, receive accommodation offers !

SmartAlerte is free and scans more than 2 million property adverts.

Just specify your criteria and receive relevant ads in your mailbox!



Garant me

If you are unable to provide an eligible French rental guarantor, **Garantme** can help you !

Garantme is the most widely used solution by landlords, agencies and residences.

All you need to do is fill in the online form, upload supporting documents and receive your **Certificate of Eligibility** on the same day !

Benefit from a special discount by using the discount code: EMLYON

Garantme search is a platform provided by **Garantme** that will help you find accommodation. Submit your application with **one click** using your **Garantme certificate number**. Follow the instructions <u>here</u> ! The situation we faced last September with students desperately in search for accommodation convinced us that we had to compile a housing guide.

We have tried to ensure that the advice given in this guide is useful and as reliable as possible. It is of course subject to change depending on rules and regulations.

We hope that you will find your ideal student accommodation and be perfectly set up for the year ahead :) !

The Student Services Center team

Special thanks :

We'd like to thank **all our partners** for their collaboration and expertise.

Thanks to **Marie-Laure Lombard** and **Béatrice Grislain** for their unwavering support to the **Student Services Center team**.

Thank you to **Cristina Lefevre**, president of the **BDI** (Bureau des Internationaux)- **international students association** and the BDI team, we really appreciate your help and we hope to work with you again on future projects !



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CASABLANCA

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BHUBANESWAR

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MUMBAI

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