



EURAXESS - URN

## ACCOMMODATION

The campuses of the University of Rouen Normandy, located at **Mont-Saint-Aignan**, **Saint-Etienne-du-Rouvray** (Madrillet) and **Rouen** (Pasteur et Martainville) are accessible by the TEOR network.

The TEOR network is composed of four lines serving 13 communes of the Rouen Metropole: Darnétal, Rouen, Bihorel, Mont-Saint-Aignan, Déville-lès-Rouen, Maromme, Notre-Dame-de-Bondeville, Petit-Quevilly, Sotteville-lès-Rouen, Grand-Quevilly, Saint-Étienne-du-Rouvray and Canteleu.

### BEFORE YOUR ARRIVAL, YOU MUST BOOK AN ACCOMMODATION, EVEN IF IT IS TEMPORARY.

<u>ACCOMMODATION SYSTEM IN FRANCE</u>	<u>AVAILABLE ACCOMMODATION</u>	<u>RENTING THE ACCOMMODATION</u>
<p>The cost of housing varies according to several criteria:</p> <ul style="list-style-type: none"> <li>- the region,</li> <li>- the size of the property, its general condition, its annexes (garage for example),</li> <li>- the location, in the city centre or in the suburbs, the neighbourhood in which it is situated,</li> <li>- the proximity of services and means of transport.</li> </ul> <p>Becoming a tenant implies <b>paying rent and housing-related charges</b> (service charges, water, electricity, gas, telephone, home insurance, council tax) and having a <b>guarantor</b>.</p> <p>The <b>guarantor</b> is the name given to a natural or legal third party who undertakes to pay the rent and rental charges (as well as any default interest) of the tenant in the event of the latter's insolvency.</p> <p>If you do not have a guarantor, different schemes may apply depending on your status : <u>Visale</u>, <u>garantie LOCA-PASS</u>, <u>Garant Me</u>.  <a href="https://www.visale.fr/">https://www.visale.fr/</a>  <a href="https://locapass.actionlogement.fr/">https://locapass.actionlogement.fr/</a>  <a href="https://garantme.fr/fr/">https://garantme.fr/fr/</a></p> <p>There is a <b>variety of accommodation</b> in France, both <b>private and public</b>. They can be rented <b>empty or furnished</b>.</p>	<p>Living areas are expressed in square metres (m<sup>2</sup>). The average price of a monthly rent in Rouen is :</p> <ul style="list-style-type: none"> <li>- for a T1 / F1 (1 room, ca 30 m<sup>2</sup>) = 471,00 €</li> <li>- for a T2 / F2 (2 rooms, ca 40 m<sup>2</sup>) = € 650,00</li> <li>- for a T3 / F3 (3 rooms, ca 55 m<sup>2</sup>) = 875,00 €</li> </ul> <p>In the <b>private</b> market, several options are possible:</p> <ul style="list-style-type: none"> <li>□ renting using the services of an <b>estate agency</b> or a <b>notary</b> who organise visits and draw up the rental contracts visits and draw up rental contracts:  <a href="https://www.cr-rouen.notaires.fr/immobilier/locations/">https://www.cr-rouen.notaires.fr/immobilier/locations/</a>  <a href="https://habitat76.fr/">https://habitat76.fr/</a>  <a href="https://www.seloger.com/">https://www.seloger.com/</a></li> <li>The fees of an estate agency are usually equivalent to one month's rent.</li> <li>□ renting directly from a <b>private individual</b> by looking at ads on specialised websites:  <a href="https://univ-rouen.studapart.com/fr/">https://univ-rouen.studapart.com/fr/</a>  <a href="https://www.neoresid.com/residences/rouen/">https://www.neoresid.com/residences/rouen/</a> (overnight stay possible)  <a href="https://www.lokaviz.fr/">https://www.lokaviz.fr/</a>  <a href="https://www.pap.fr">https://www.pap.fr</a></li> <li>For young employees, the Rouen Metropole has set up an association for housing.  <a href="https://www.foyers-jeunes-travailleurs-rouen.fr/">https://www.foyers-jeunes-travailleurs-rouen.fr/</a></li> <li>For short stays, <b>seasonal</b> solutions:  <a href="https://www.rouentourisme.com/dormir/">https://www.rouentourisme.com/dormir/</a>  <a href="https://www.airbnb.fr/rouen-france/stays">https://www.airbnb.fr/rouen-france/stays</a>  <a href="https://www.bedandcrous.com/">https://www.bedandcrous.com/</a></li> </ul>	<p>To be able to rent a flat and settle in it, you must:</p> <ul style="list-style-type: none"> <li>□ compile a <b>rental file</b> consists of certain elements: an identity document, proof of professional status, proof of financial resources and proof of residence.</li> <li>□ take advantage of a <b>guarantor</b>. The guarantor is not compulsory but is required by many landlords.</li> <li>□ sign a <b>rental contract</b> (or lease agreement), which sets out the terms of the tenancy (duration, price, monthly rental charges, notice period, amount of the security deposit, renewal terms).</li> <li>□ pay the landlord a <b>security deposit</b> (or guarantee), equivalent to one month's rent. The deposit is returned within a maximum of 2 months after you leave the premises.</li> <li>□ draw up an <b>inventory of fixtures</b> on entry in order to establish, with the owner (or his representative), the state in which the accommodation is at the time of signing the lease. If the accommodation is furnished, the inventory of fixtures must be completed by an inventory of the furniture.</li> </ul> <p>Before signing your contract, make sure that:</p> <ul style="list-style-type: none"> <li>- you have identified all the expenses to be paid,</li> <li>- that the rent does not exceed 30% of your net monthly salary (the last three payslips may be requested as supporting documents)</li> <li>- that the accommodation is in a healthy state and that its equipment is adapted to your needs.</li> </ul>

<p><b><u>FINANCIAL SUPPORT FOR ACCOMMODATION</u></b></p> <p>On condition that you respect certain criteria, in particular that you are legally resident and have sufficient resources, you can obtain state aid to finance your accommodation:</p> <ul style="list-style-type: none"> <li>□ <b>Personal housing assistance</b> [<i>Aide personnalisée au logement (APL)</i>]</li> <li>□ <b>Social housing allowance</b> [<i>Allocation logement à caractère social (ALS)</i>]</li> <li>□ <b>Family housing allowance</b> [<i>Allocation de logement à caractère familial (ALF)</i>]</li> </ul> <p>This financial assistance is paid by the family allowance funds (CAF). The amount varies according to several criteria, such as income, the number of people living in the accommodation and the place of residence.</p> <p><a href="http://www.caf.fr">http://www.caf.fr</a></p> <p><b><u>RESIDENCE TAX</u></b></p> <p>Residence tax is payable by the tenant, the amount of which varies according to the place of residence, the situation (single, couple, etc.) and the characteristics of the accommodation occupied on 1 January. This tax only concerns private accommodation.</p> <p><b><u>HOUSING INSURANCE</u></b></p> <p>Housing insurance is mandatory. It covers any damage that may occur in the home or to another home (flooding, fire, etc.). It is taken out with an insurance company or a bank.</p> <p><b><u>RENTAL CHARGES</u></b></p> <p>The rental charges are the costs added to the price of the rent for the maintenance of the building and the spaces common to all the inhabitants of the building (lift, stairwell, green spaces, caretaker, cleaning of common areas, etc.).</p>	<p><b><u>LEAVING YOUR ACOMMODATION</u></b></p> <p>The tenant can cancel the lease at any time, provided that the notice period specified in the lease is respected.</p> <p>Notice must be given to the landlord (the owner or his representative) by sending a letter by "registered post with acknowledgement of receipt".</p> <p>The notice period is one month for furnished accommodation and three months for empty accommodation.</p> <p>Before leaving the accommodation, an <b>inventory of fixtures</b> is drawn up to compare the state of the accommodation at the beginning and end of the tenancy.</p> <p>The inventory of fixtures is carried out by the owner (or his representative) and the tenant and is signed jointly.</p> <p>If this corresponds to the inventory of fixtures made when you moved in, the landlord will pay you your deposit within a maximum of two months.</p> <p>Otherwise, sums may be deducted from the security deposit for rent, charges, repairs or damage for which the tenant may be held responsible.</p> <p>You should also remember to cancel your various subscriptions (water, electricity, gas, telephone) as well as your home insurance.</p>	<p><b><u>ABBREVIATIONS IN A PROPERTY ADVERTISEMENT</u></b></p> <p><b>anc.</b> = old style  <b>appt</b> = apartment  <b>b.ét.gén.</b> = in good conditions  <b>C.C.</b> = charges included  <b>ch. coll.</b> = collective heating  <b>ch.c.g.</b> = gas central heating  <b>ch.ind.el.</b> = individual electricity heating  <b>ch.ind.gaz</b> = individual gas heating  <b>ch.p.sol.</b> = underfloor heating  <b>coloc.</b> = shared rental  <b>FAI</b> = estate agent's fees included  <b>meub.</b> = furnished  <b>rad.</b> = radiator  <b>RdC</b> = ground floor  <b>ren.</b> = renovated  <b>salle d'eau</b> = shower room  <b>sdb</b> = bathroom  <b>sdd</b> = shower room  <b>studio</b> = unique main room with kitchen  <b>T2 ou F2</b> = apartment with two rooms</p>
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