

HOUSING GUIDE

The Full Guide to Securing Accommodation

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 **IN A HURRY ? NOT SURE WHERE TO START ?**
[Jump straight to the FAQ for quick answers to the most common housing questions !](#)

WELCOME TO FRANCE ! WELCOME TO OMNES EDUCATION !

Finding accommodation in a new country is often one of the most exciting – and most challenging – steps of your international student journey. Whether you are arriving in France for the first time, coming for an exchange semester, or simply looking for a new place to live, navigating the French housing market can feel overwhelming without the right information.

This guide was created with one goal in mind: to make your housing search as smooth, safe, and stress-free as possible. It brings together all the key information you need to know about renting accommodation in France – from understanding the different types of properties and knowing your rights as a tenant, to finding trusted housing partners, completing your administrative steps upon arrival, and settling into your new home with confidence.

IT IS DESIGNED TO BE A PRACTICAL AND RELIABLE REFERENCE AT EVERY STAGE OF THE PROCESS. IT COVERS:

- The French housing market – how it works, what to expect, and how to avoid common scams
- Finding accommodation – types of housing, OMNES housing partners, application files, and guarantor solutions
- Signing your lease and moving in – understanding your contract, payments, and administrative steps
- Living in your accommodation – good practice, your rights and responsibilities as a tenant
- Leaving your accommodation – notice periods, check-out, and administrative procedures upon departure
- City guides – practical housing information for each OMNES Education campus city
- Housing partner pages – detailed information on each of our trusted partners

Throughout this guide, you will find references to your Welcome Desk coordinators – do not hesitate to reach out to them at any stage. They are here to support you, answer your questions, and guide you through any difficulties you may encounter.

We hope this guide helps you find a place you are happy to call home !

 **WHERE TO FIND MORE DETAILED RESOURCES :**
[Onboarding Program – Welcome to France! & Accommodation](#)

I - UNDERSTANDING HOUSING IN FRANCE

1 - HOUSING: A KEY STEP IN YOUR INSTALLATION

Finding accommodation is one of the most important steps when preparing your arrival in France.

Your housing situation will influence many aspects of your daily life as well as several administrative procedures once you arrive.

Having a stable address in France is often necessary to complete several important steps once you arrive.

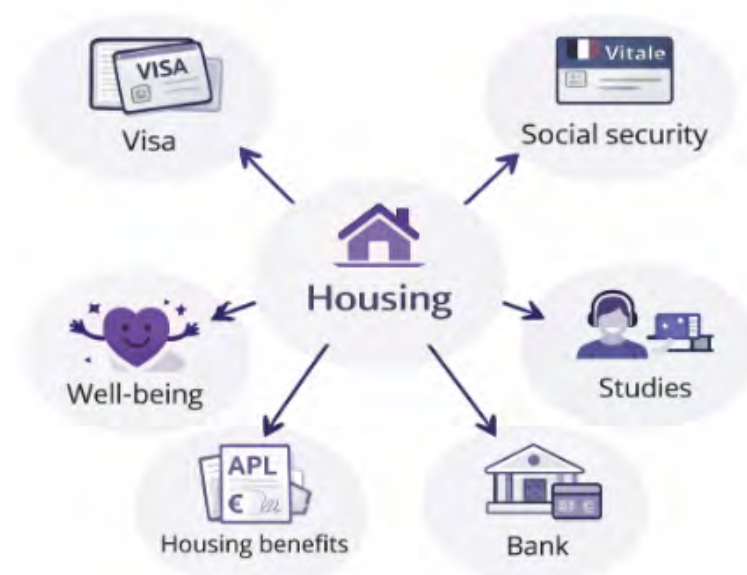
It may be required to validate your visa, open a French bank account, apply for housing benefits (if applicable), register for the French social security system, and subscribe to essential services such as electricity, internet, or home insurance. Having stable accommodation is also important for your daily life and academic success. A secure and comfortable living environment will help you settle in more easily, focus on your studies, and support your overall well-being during your stay in France.

In addition, the housing market in many French cities can be highly competitive, especially at the beginning of the academic year when a large number of students are looking for accommodation at the same time. As a result, available housing options may become limited very quickly.

For this reason, it is strongly recommended to start your housing search several months before the start of the academic year :

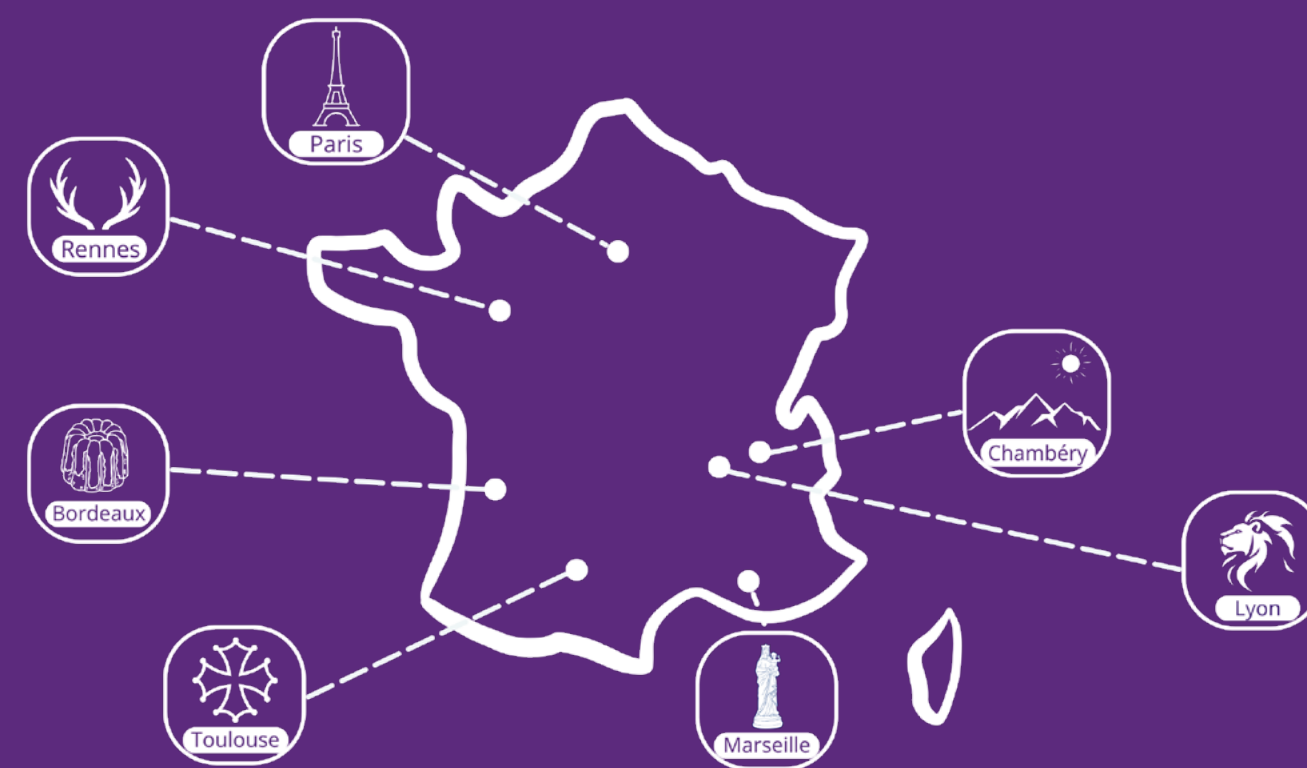
Between April and June for a September or October intake, to access more options and secure accommodation before the busiest period.

Between October and December for an intake in February or March, to have sufficient time to find suitable accommodation before arrival.



Tip : It is strongly recommended to start preparing your housing search as early as possible. Anticipating your search will allow you to access more options, better locations, and often more reasonable rental prices. It will significantly increase your chances of securing suitable accommodation before your arrival in France.

2 - OMNES CITIES AND WHERE TO LIVE



Study in the Heart of France's Most Dynamic Cities

Paris, Bordeaux, Lyon, Chambéry, Marseille, Toulouse and Rennes are great cities for students. Their campuses are located in the heart of the cities and well connected by public transport. Dynamic, vibrant and student-friendly, they offer an ideal environment to study and grow.

France : One of the World's Top Student Destinations

France is widely recognized as one of the best destinations for higher education worldwide. It combines world-class universities, vibrant student cities, and a rich cultural experience. With modern campuses and strong international connections, France offers an ideal environment to study, live, and succeed.

PARIS

Overview of the city

Paris, the “City of Light,” is a global capital of art, fashion, and gastronomy. Divided into 20 districts (“arrondissements”), it offers an enriching multicultural student experience. Home to iconic landmarks like the Eiffel Tower and the Louvre Museum, it provides a vibrant social scene and a vast international network for students.

Commuting Time

- From Paris Intramuros: 20–30 minutes.
- From Inner Suburbs (92/94): 25–45 minutes.
- From Outer Suburbs (78/95): 50–75 minutes.

Average Housing Budgets (monthly)

Paris is the most expensive city in France; prices vary significantly between the center & the suburb

Accommodation type	Paris Intramuros	Inner Suburbs (92, 94, 78)	Outer Suburbs (95, 93, 77)
Private studio	€850 – €1300	€600 – €1100	€500 – €800
Studio in a student residence	€750 – €950	€550 – €900	€500 – €700
Room in a shared flat	€650 – €850	€450 – €850	€400 – €650

These are average estimates and may vary depending on the specific property and market conditions at the time of your search.

💡 **Tip :** For the best balance of rent and quality of life, look for towns located directly on the RER C line (like Versailles or Ivry-sur-Seine) for a direct commute to the Eiffel Tower station.



WHERE TO FIND MORE DETAILED RESOURCES ?
[Studying in Paris](#)

Neighborhoods : where to live

The OMNES Eiffel Campus is located in the 15th Arrondissement, a safe residential area with a local Parisian feel.

Distance and transportation to campus

The Eiffel Campus is exceptionally well connected:

- Metro (operated by RATP): Stations Duplex (Line 6) or Bir-Hakeim (Line 6) are directly across the street.
- RER (Train): Station Champ de Mars – Tour Eiffel (Line C) is a short walk away.
- Bus: Several bus lines serve the area, providing extensive coverage across the city.
- Tramway T2 & T3a / Metro Line 1 & 8: These lines offer good connections with changes.

PARIS



Paris Intramuros :

- 15th Arrondissement: Closest to campus. Safe, residential, and more affordable than the hyper-center.
- Latin Quarter (5th): The historic student heart of Paris. Lively and scholarly but can be expensive.
- Saint-Germain-des-Prés (6th): Elegant and very safe area. Known for its beautiful streets and classic Parisian charm, though rental costs are high.
- Le Marais (3rd and 4th): Trendy, energetic and central district known for its art scene, boutiques and vibrant nightlife.

For students on a tighter budget, three additional departments offer significantly lower rents :

- Val-d’Oise (95 – Northern Suburbs – 60–75 minutes commuting time): Pontoise. The most convenient of the three, as it benefits from a direct RER C line to campus with no transfer required.
- Seine-Saint-Denis (93 – Inner Northern & Eastern Suburbs – 45–65 minutes commuting time): Aulnay-sous-Bois, Drancy and Le Blanc-Mesnil. Affordable, multicultural, and urban environment, but requires one transfer at Saint-Michel Notre-Dame (RER B to RER C).
- Seine-et-Marne (77 – Outer Eastern Suburbs – 50–70 minutes commuting time): Torcy. Modern new towns served by the RER A. Requiring a transfer at Charles de Gaulle-Étoile onto Metro Line 6. While these areas are further from campus, they offer the lowest rental prices in the Paris region and remain a viable option for students who are comfortable with a longer daily commute. While rent is significantly cheaper outside of Paris, you must factor in commuting time and transportation costs. The key to a successful suburban living experience is choosing a location with an efficient transport link to campus.

The Suburbs (La Banlieue): A strategic choice to save on rent.

- Hauts-de-Seine (92 – Inner Western Suburbs – 20–40 minutes commuting time): Issy-les-Moulineaux, Boulogne-Billancourt, Puteaux, Suresnes. Modern, very safe, and just minutes from campus, but also the most expensive of the suburban departments.
- Yvelines (78 – Outer Western Suburbs – 35–55 minutes commuting time): Versailles. Green, historic and chic. Direct commute to campus via RER C but the commute can be longer if you are not on a direct line.
- Val-de-Marne (94 – Inner Southern & Eastern Suburbs – 25–50 minutes commuting time): Ivry-sur-Seine, Vitry-sur-Seine. Excellent value for money with direct RER C access. A diverse department to the south and east of Paris. The western part of the 94 offers some of the best value for money due to its direct connection to campus via the RER C.

LA DÉFENSE

Overview of the area

Located in the west of Paris, La Défense is the largest business district in Europe, home to numerous major companies and corporate headquarters. The OMNES Cœur Défense campus is situated right at the heart of this dynamic environment, offering students direct exposure to the professional world – a genuine advantage when it comes to networking, internships, and career development.

Modern, vibrant, and exceptionally well-connected by public transport, La Défense provides easy access to central Paris while offering a practical and stimulating environment for studying.

Commuting Time

Most surrounding towns are within 15 to 30 minutes of the campus. More distant options such as Versailles or Sartrouville may require 35 to 50 minutes depending on the line.

Average Housing Budgets (monthly)

Accommodation type	Premium areas (Neuilly, 16 th , Levallois, Puteaux)	Mid-range areas (Courbevoie, Issy, Saint-Cloud, Clichy, Asnières)	Affordable & residential areas (Nanterre, Colombes, Bezons, Versailles, Rueil)
Private studio	€900 - €1500	€750 - €1100	€650 - €1050
Studio in a student residence	€600 - €950	€600 - €950	€600 - €950
Room in a shared flat	€700 - €1000	€550 - €800	€450 - €750

These are average estimates and may vary depending on the specific property and market conditions at the time of your search.

Neighborhoods : where to live

Given La Défense’s central position in the western Paris region, students have a wide range of options across Paris and its surrounding towns.

Distance and transportation to campus

La Défense is one of the best-connected areas in the Greater Paris region:

- RER A : Nanterre, Rueil-Malmaison, Chatou, Le Vésinet, Houilles, Sartrouville
- Metro Line 1 : Neuilly-sur-Seine, Paris 16th, Central Paris
- Transilien Lines L & U : Courbevoie, Puteaux, Suresnes, Saint-Cloud, Garches, Vaucresson, Versailles, Clichy, Levallois-Perret
- Tram 2 : La Garenne-Colombes, Colombes, Bezons, Issy-les-Moulineaux, Suresnes
- Transilien Line J (with transfer) : Asnières-sur-Seine, Bois-Colombes, Colombes

LA DÉFENSE



Closest to campus : Ideal for short commutes

- Courbevoie: Calm, safe, and very close to the campus. An excellent first choice.
- Puteaux: Modern and dynamic, right at the foot of La Défense. Slightly more expensive.
- Nanterre: A dynamic student city with more affordable housing, directly connected via RER A.

Urban and well-connected :

- Clichy / Levallois-Perret / Asnières-sur-Seine: Vibrant, urban, and well-served. Pleasant but mid-range in price.
- Neuilly-sur-Seine / Paris 16th: Safe, elegant, and very sought-after – but among the most expensive options.
- Central Paris: Maximum student life and connectivity, but with the highest rental costs.

Green and residential for a quieter lifestyle

- Suresnes / Saint-Cloud / La Garenne-Colombes / Bois-Colombes / Issy-les-Moulineaux: Pleasant residential areas offering a good balance between quality of life and accessibility.
- Rueil-Malmaison / Chatou / Le Vésinet: Green, peaceful, and well-connected via RER A. Ideal for students who prefer a calmer environment.
- Garches / Vaucresson: Very quiet and residential – best suited for students who prioritize tranquility over urban life.
- Versailles: Historic, student-friendly, and well-connected – a high quality of life with a longer commute.

Most affordable options :

- Colombes / Bezons / Houilles / Sartrouville: More accessible rental prices, currently developing, and well-served by public transport.



WHERE TO FIND MORE DETAILED RESOURCES ?
[Studying in Paris](#)

LYON

Overview of the city

Lyon is the third-largest city in France and its second-largest student city after Paris, consistently ranked as one of the best cities in the country for quality of life. Known for its rich cultural heritage, world-renowned gastronomy, and dynamic student environment, Lyon combines historical charm with modern infrastructure. With several universities and business schools, it offers a vibrant social scene, particularly along the Rhône riverbanks, with many cultural events, restaurants, and nightlife options.

Commuting Time

Most student neighborhoods are within 20–35 minutes of campus.

Average Housing Budgets (monthly)

Accommodation type	Average price
Private studio	€700 - €1000
Studio in a student residence	€500 - €800
Room in a shared flat	€400 – €700

These are average estimates and may vary depending on the specific property and market conditions at the time of your search.

Neighborhoods : where to live

Lyon’s student-friendly neighborhoods are generally safe, well-served by public transport, and close to amenities.

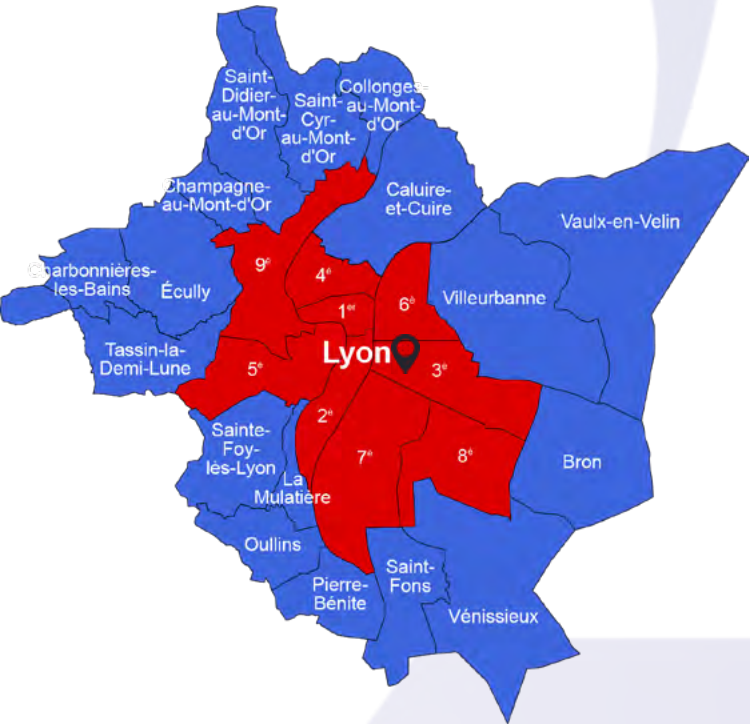
Distance and transportation to campus

Lyon benefits from one of France’s most efficient public transport networks.

The OMNES campus is exceptionally well-connected:

- Metro (operated by TCL): Line B (stations Jean Macé or Saxe-Gambetta)
- Tram: Line T1 (stop Université Lyon 2)
- Bus: Several lines serve the immediate area
- Bikes: Lyon’s Vélo’v bike-sharing system is widely used as a fast and affordable way to get around

LYON



Arrondissement and surrounding cities

- 7th Arrondissement (Jean Macé/Guillotière): Closest to the OMNES campus. Lively, affordable, and very popular with students. A great balance between atmosphere and value for money.
- 3rd Arrondissement (Part-Dieu/Sans Souci): The city’s main business and transport hub. Very convenient for connections across the city.
- 2nd Arrondissement (Presqu’île): Located between the two rivers, this is Lyon’s most central and vibrant district. Attractive but significantly more expensive than other areas.
- 8th Arrondissement (Monplaisir): More affordable and residential, with good access to public transport. A quieter option for students seeking a calmer environment.
- Villeurbanne (Charpennes/Gratte-Ciel): Just outside Lyon’s city limits but seamlessly connected. Very popular among students and offering excellent value for money.



WHERE TO FIND MORE DETAILED RESOURCES ?

[Studying in Lyon](#)

BORDEAUX

Overview of the city

Bordeaux is a vibrant and elegant city in southwestern France, renowned for its UNESCO World Heritage architecture, world-famous vineyards, and dynamic cultural scene. Its riverfront, festivals, and growing tech scene make it a lively place to live and study. With a large and active university community, a mild climate, and proximity to the Atlantic coast, Bordeaux offers an excellent quality of life — balancing academic focus with a rich social environment.

Commuting Time

Most student neighborhoods are within 10–25 minutes of campus by tram from Chartrons and Bassins à Flot areas.

Neighborhoods : where to live

The OMNES campus is located in the heart of two of Bordeaux’s most sought-after student neighborhoods.

Distance and transportation to campus

The campus is exceptionally well-connected:

- Tram (operated by TBM): The primary mode of transport, with multiple lines serving both Chartrons and Bassins à Flots directly (Line B)
- Bus: Several lines provide extensive coverage across the city
- River Boat: A unique feature — a boat service operates on the Garonne River directly in front of the campus
- Cycling: Bordeaux is one of France’s most bike-friendly cities, and cycling is a way of life for many locals. The city has an extensive network of dedicated cycle lanes, and students are strongly encouraged to use a bicycle as their primary mode of transport — it is often the fastest, cheapest, and most enjoyable way to get around.

Average Housing Budgets (monthly)

Accommodation type	Average price
Private studio	€600 - €750
Studio in a student residence	€650 - €850
Room in a shared flat	€450 – €600

These are average estimates and may vary depending on the specific property and market conditions at the time of your search.

BORDEAUX



Chartrons :

One of Bordeaux’s most charming districts, known for its elegant 18th-century architecture, independent cafés, vintage shops, and riverside terraces along the Garonne. Safe, walkable, and very well connected by tram, it is particularly appreciated by students and young professionals for its community feel and cultural atmosphere.

Bassins à Flot :

Located just north of Chartrons and close to the OMNES campus, this former industrial port area has been transformed into a dynamic modern district with contemporary student residences, creative spaces, the Cité du Vin, and vibrant waterfront hangouts. An exciting and lively neighborhood ideal for international students.

La bastide :

Located on the right bank of the Garonne, directly across from the historic city centre, La Bastide is one of Bordeaux’s most rapidly developing neighborhoods. Once overlooked, it has become increasingly popular among students and young professionals thanks to its affordable rents, open green spaces, and stunning views of the Bordeaux skyline. Well connected to the left bank by tram, river boat and by the Chaban-Delmas bridge, it offers a quieter and more affordable alternative to Chartrons while remaining close.



WHERE TO FIND MORE DETAILED RESOURCES ?

[Studying in Bordeaux](#)

CHAMBÉRY

Overview of the city

Chambéry is a charming mid-sized city nestled in the heart of the French Alps, offering an exceptional natural environment between mountains and lakes. With over 11,000 students and several higher education institutions, it combines academic excellence with a high quality of life on a human scale. Regularly ranked among the best medium-sized student cities in France, Chambéry stands out for its affordability, safety, and welcoming atmosphere. Its proximity to Switzerland and Italy reinforces its international appeal. Student life here is lively but balanced: the historic city centre offers cafés, cultural venues, and social spaces, while outdoor activities are a major highlight— hiking, skiing, and water sports at the nearby Lac du Bourget (the largest natural lake in France), with ski resorts accessible within approximately one hour.

The OMNES Education campus is located in Savoie Technolac, an innovative hub dedicated to energy, technology, and business development, offering strong connections with companies and excellent opportunities for internships and career development.

Average Housing Budgets (monthly)

Accommodation type	Average price
Private studio	€500 - €650
Studio in a student residence	€450 - €650
Room in a shared flat	€330 – €450

These are average estimates and may vary depending on the specific property and market conditions at the time of your search.

Neighborhoods : where to live

Chambéry offers a calm, student-friendly lifestyle surrounded by mountains and nature. Its compact size makes campuses, services, and city life easily accessible.

Distance and transportation to campus

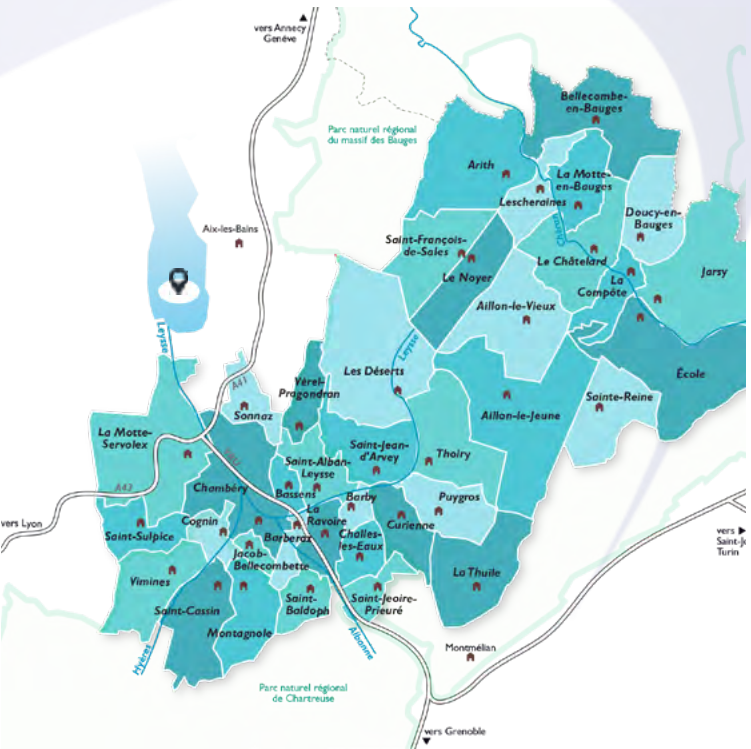
Unlike larger French cities, Chambéry does not have a metro or tram system. Transport relies mainly on buses and cycling.

- Bus network (operated by Synchro)
- Cycling: Very popular, with dedicated bike paths across the city — an affordable and practical option for most students
- Walking: Possible for students living near the Jacob-Bellecombette campus

Commuting Time

15–25 minutes by bus between the City Centre and Savoie Technolac. Overall, commuting in Chambéry is easy and short compared to larger French cities — one of the city’s key advantages for students.

CHAMBÉRY



Chambéry is considered one of the most affordable student cities in France.

- City Centre (Centre-ville): Lively and central, with shops, cafés, and nightlife. Ideal for international students seeking an active social life. Slightly higher rents than other areas.
- Jacob-Bellecombette: The main university hub, very close to campus and often within walking distance. A quiet, student-oriented environment — ideal for those prioritizing proximity to their studies.
- La Cassine / La Rotonde (near the train station): Excellent transport connections, serving as the main bus hub. A good balance between calm and accessibility.
- Savoie Technolac (Le Bourget-du-Lac): Located directly on the main OMNES campus, near Lake Bourget. A more isolated option with fewer urban amenities, but ideal for students who prefer to live as close as possible to their school.

 **WHERE TO FIND MORE DETAILED RESOURCES ?**
[Studying in Chambéry](#)

MARSEILLE

Overview of the city

Marseille is France’s second-largest city and one of its most vibrant and culturally diverse.

Located on the Mediterranean coast, it is known for its historic port (Vieux-Port), its rich multicultural identity, and its enviable sunny climate. As locals say, Marseille is a city of cosmopolitanism – a melting pot of cultures, languages, and influences that make it particularly welcoming for international students.

The city is home to several renowned higher education institutions. Student life is dynamic, with cafés, restaurants, cultural venues, festivals, and beaches all easily accessible. Marseille is also well connected for travel across the south of France and internationally via Marseille-Provence Airport.

Neighborhoods : where to live

Marseille’s student-friendly neighborhoods are generally lively, well-connected by public transport, and close to many amenities.

Distance and transportation to campus

Marseille is served by a comprehensive public transport network:

- Metro (operated by RTM): 2 lines (M1 and M2) connecting the city centre, Saint-Charles station, and Castellane
- Tramway: Lines T1 and T2 serve Luminy and peripheral areas
- Bus: An extensive network connecting all student neighborhoods and campuses. Direct shuttle lines (49 and 50) run from Gare Saint-Charles to the OMNES campus.

Commuting Time

Most student neighborhoods are within 15 to 30 minutes of the city centre, while the OMNES campus is approximately 40 to 45 minutes from the centre – or around 30 minutes from Gare Saint-Charles via direct shuttle (lines 49 and 50).

Average Housing Budgets (monthly)

Accommodation Type	Average Price
Private Studio	€550 - €700
Studio in a student residence	€450 - €650
Room in a shared flat	€300 – €450

Rents vary significantly depending on the neighborhood. Central areas and sought-after districts such as Prado and Endoume tend to be more expensive, while Luminy offers more affordable student housing options, albeit further from the city centre.

These are average estimates and may vary depending on the specific property and market conditions at the time of your search.

MARSEILLE



Best recommendations :

- Saint-Charles / Belsunce / La Plaine: Close to the central university and business schools. A lively area with cafés, restaurants, and a strong cultural scene – the most popular choice among students.
- Cours Julien / Le Panier: Central, dynamic, and artistic. Known for its alternative atmosphere, street art, and active nightlife. Ideal for students who want to be at the heart of Marseille’s cultural life.
- Endoume / Vallon des Auffes / Prado: More residential and secure, with easy access to beaches and public transport. Rents are slightly higher but the quality of daily life is excellent.
- Luminy / Sainte-Marguerite: Ideal for students who prefer a quieter environment close to nature and the Calanques national park. Fewer shops and amenities, but more affordable and peaceful.

RENNES

Overview of the city

Rennes is the vibrant capital of the Brittany region in north-western France, consistently ranked as one of the best student cities in the country. With nearly a quarter of its total population as students, Rennes has a truly youthful and dynamic atmosphere.

The city is known for its rich Celtic heritage, lively cultural scene, and warm community spirit. Its historic city centre, rich cultural scene and numerous festivals make it a particularly enjoyable place to live and study.

Rennes remains significantly more affordable than Paris or Lyon, both in terms of housing and daily living costs. The city also benefits from excellent transport connections, including a high-speed rail link to Paris (TGV – approximately 1h30), making it an attractive base for students who wish to explore France while keeping costs under control.

Commuting Time

Most student neighborhoods are within 10 to 25 minutes of the OMNES campus by public transport or bicycle.

Average Housing Budgets (monthly)

Accommodation type	Average price
Private studio	€500 - €700
Studio in a student residence	€400 - €600
Room in a shared flat	€350 – €500

These are average estimates and may vary depending on the specific property and market conditions at the time of your search.

Neighborhoods : where to live

Rennes is a compact and walkable city, which makes most neighborhoods convenient for students:

Distance and transportation to campus

Rennes benefits from a modern and efficient public transport network (operated by Star):

- Metro: 2 lines (Line A and Line B) covering the main student neighborhoods
- Bus: An extensive network complementing the metro across the city
- Cycling: Rennes is one of France’s most bike-friendly cities, with an extensive network of dedicated cycle lanes and a bike-sharing scheme

RENNES



Best recommendations :

- City Centre (Centre-ville / Thabor): The heart of student life in Rennes. Lively, well-connected, and close to most amenities. Slightly more expensive than other areas but very popular among international students.
- Beaulieu (Jeanne d’arc, Longschamps, Atalante) : Located to the east of the city, this neighborhood is home to the main university campus and is particularly popular with students. More affordable and very student friendly.
- Villejean / Moulin du Comte: A lively, multicultural, and affordable neighborhood in the northwest of the city, well-served by metro. Very popular among students for its value for money.
- Saint-Helier / Gare: Located near the OMNES campus and train station, this area offers excellent transport connections and a good range of affordable housing options.

TOULOUSE

Overview of the city

Toulouse is one of France’s best student cities, known for its dynamism, sunny climate, and vibrant gastronomy. Nicknamed the “Pink City” (“La Ville Rose”) for its distinctive terracotta brick architecture, it offers an ideal setting to pursue academic and professional ambitions. The city remains affordable compared to other major French cities, with reasonable rents and an efficient public transport network.

Strategically located in the southwest of France, close to the Mediterranean, the Pyrenees, and Spain, Toulouse is perfect for students who love travel and adventure. It is also the European capital of aeronautics and space, home to prestigious companies such as Airbus, offering outstanding professional opportunities for students interested in innovative and high-tech sectors.

Average Housing Budgets (monthly)

Accommodation type	Average price
Private studio	€550 - €750
Studio in a student residence	€450 - €650
Room in a shared flat	€350 – €500

Toulouse is considered one of the most affordable major student cities in France. These are average estimates and may vary depending on the specific property and market conditions at the time of your search.

Neighborhoods : where to live

Toulouse’s student-friendly neighborhoods are generally lively, well-connected by public transport, and close to many amenities.

Distance and transportation to campus

The OMNES campus is exceptionally well-connected:

- Metro : (operated by Tisséo): Line A — Jolimont station is directly adjacent to the campus
- Bus: Several Tisséo bus lines serve the surrounding area
- Cycling: 90 secure bike spaces available on campus. Toulouse has an extensive network of dedicated cycle lanes.

Commuting Time

The campus is within 5 minutes’ walk from the Jolimont and Guillaumet neighborhoods, and 10 to 15 minutes by metro from the city centre (Capitole, Jean Jaurès).

TOULOUSE



Best recommendations :

- Jolimont / Eco-district Guillaumet: The most strategic location for OMNES students. The campus is located directly next to Jolimont station (Metro Line A). This district is undergoing major sustainable urban development, offering modern housing, green spaces, and a dynamic environment.
- City Centre (Capitole, Jean Jaurès, Saint-Cyprien, Carmes): Vibrant, historic, and full of life — shops, bars, restaurants, and cultural venues. All these areas are well-connected to the Jolimont campus via Metro Line A, making them excellent options for students who want to enjoy the full Toulouse urban experience.
- For students who prefer a quieter or more spacious environment outside the city, a combination of a personal vehicle and the Park-and-Ride system (Parking Relais — P+R) is a practical and recommended solution. Drive to a peripheral metro station with a secure car park (such as Balma-Gramont or Argoulets on Line A), leave your car for free with a validated Tisséo transport ticket, and complete your journey directly to Jolimont station — right at the foot of the campus.

3 - TYPES OF STUDENT HOUSING IN FRANCE

International students in France can choose from several types of accommodation depending on their budget, lifestyle, and length of stay.

💡 *Tip: The recommendation is to look for furnished rentals.*

Student Residences

Student residences offer furnished rooms or studios designed specifically for students. These residences often provide services such as shared study areas, laundry facilities, or common spaces. In many cases, utilities such as electricity, water, heating, and sometimes internet are included in the rent, which can simplify the management of monthly expenses.

Studio or apartment

A studio or apartment is a private accommodation rented directly from a landlord or through a real estate agency. This option offers more independence but may require a stronger application file with a guarantor. In this type of housing, utilities such as electricity, gas, water, and internet are usually not included in the rent, and tenants must arrange and pay for these services separately.

Shared accommodation (“colocation”)

Shared accommodation, known in France as colocation, means renting an apartment with other tenants. Each person typically has a private bedroom while sharing common spaces such as the kitchen, bathroom and living room. This option is popular among students because it allows them to reduce housing costs and share certain expenses.

Coliving

Coliving is a more recent housing concept combining private rooms with shared living spaces and services. These residences are designed to encourage community living and may include services such as cleaning, furnished rooms, shared kitchens, and social events. Utilities and internet are often included in the rent.

Homestay accommodation

Homestay accommodation involves living with a local host. This option can provide a supportive environment for international students and offers a good opportunity to experience French culture and practice the language in daily life.

Temporary housing solutions

Temporary accommodation can be useful when arriving in France if you have not yet secured long-term housing. Options may include short-term rentals, sublets, or platforms such as Airbnb. These solutions can provide time to continue searching for permanent accommodation after arrival.

CROUS

The CROUS (Centre Régional des Œuvres Universitaires et Scolaires) is a public organization in France that provides student services, including subsidized accommodation at lower rental prices.

CROUS housing is mainly intended for students enrolled in public higher education institutions and is often allocated on a priority basis to students receiving government scholarships. Due to high demand and eligibility criteria, access to CROUS accommodation can be limited, especially for international students enrolled in private institutions. For this reason, OMNES students are generally encouraged to explore alternative housing options, including private student residences and trusted housing partners.

II - SEARCHING FOR HOUSING

1 - WHEN TO START YOUR HOUSING SEARCH



Starting your housing search early is one of the most important factors in successfully securing accommodation in France. In many student cities, the housing market can be competitive, especially before the start of the academic year.

Because many students begin their search at the same time, available housing options may become limited very quickly. Anticipating your search will give you access to more choices in terms of location, type of accommodation, and budget.

To increase your chances of finding suitable accommodation, we recommend starting your housing search upon payment of your enrolment deposit, and ideally several months before your arrival in France.

- For a September / October intake: Students usually begin their housing search between April and June.
- For a February / March intake: Students usually begin their housing search between October and December.

Starting your search during these periods allows you to access a wider range of housing options and secure accommodation before the most competitive period.

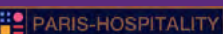
Average time needed to find accommodation

The time needed to find housing in France can vary depending on the city, the type of accommodation, and the time of year. On average, students may need several weeks to two months to secure accommodation, especially in large cities where demand is high. For this reason, it is important to start your search early and prepare your application documents in advance.

💡 *Tip : to simplify this process and reduce potential risks, OMNES recommends that students prioritize the use of its official housing partners, who provide reliable housing solutions specifically designed for international students.*

2 - OMNES HOUSING PARTNERS

Enrolled as a student in OMNES Education schools, you can benefit from these partnerships with personalized and easy access to accommodation as well as discount codes.

	 Click here  Click here  Click here  Click here			
Cities Covered	Paris, Lyon, Bordeaux, Marseille, Toulouse, Chambéry, Rennes	Paris, Lyon, Bordeaux, Marseille, Toulouse, Chambéry, Rennes	Paris, Lyon, Bordeaux, Marseille, Toulouse, Rennes	Paris, Greater Region
Specificities for underage students	Parents are required to sign the lease	Most listings are accessible to underage students, subject to residence-specific conditions. A legal representative's consent is required	Minimum age is 18 years old to rent through Spotahome	Parents are required to provide standard documents and sign the lease
Booking Process	Using the form Or the platform	Online via dedicated OMNES platform	Online via dedicated OMNES platform	By email to student-info@paris-hospitality.com
Exclusive OMNES benefit	Reduced fees, preferential rents, payment in 4 instalments, free concierge service	10% off booking fees, 3 months free home insurance, online drop-in sessions (May–Sept)	30% off service fee, priority customer service	Administrative fees waived (€150) for stays of 4 months or more
Contact for support	booking@cloe-edu.com +33 7 55 56 34 10	contact@studapart.com	Before booking: partners@spotahome.com After booking: partnersupport@spotahome.com	By email to student-info@paris-hospitality.com +33 6 28 66 80 55

Disclaimer: the accommodation organizations and websites listed above are for information purposes only. OMNES Education does not benefit financially from any of them and cannot be held responsible in case of dispute or damage caused by the above accommodation providers



About CLOÉ

CLOE is a student housing platform used by more than 200 universities and schools across France and Europe, providing access to over 300,000 housing units.

Founded by a former OMNES Education student, CLOE was built to address a common challenge: finding reliable accommodation quickly, especially when discovering a new country for the first time.

As an official housing partner of OMNES Education, CLOE supports international students at every step of their housing journey – from understanding the French rental system to securing accommodation before arrival. CLOE works directly with professional operators and negotiates conditions adapted to students’ budgets, making the housing search clearer, faster, and more secure.

How to book

Students can either proceed independently or choose to be guided through the process.

Option 1 – Assisted process (recommended)

For a faster and more personalized experience:

- Complete a short dedicated form (30–60 seconds): <https://form.typeform.com/to/mEygpluM>
- Be contacted by a dedicated housing advisor
- Receive a curated selection of the best available options close to your campus

This approach saves time and helps students secure relevant options faster, especially in a competitive market

Option 2 – Autonomous process

Visit <https://omneseducation.cloe-edu.fr/en/register> and follow these steps:

- Create your account on the CLOE platform
- Complete your profile and upload your documents – providing all required documents is mandatory to secure accommodation
- Browse curated housing offers and select the option that best matches your needs and budget
- Submit your application
- Confirm your booking

Once your file is complete, most applications are processed within a few days depending on the residence.

Housing availability is limited, especially before the start of the academic year – early application is strongly recommended.

OMNES Education Exclusive benefits

Through CLOE, OMNES Education students benefit from:

- Reduced application fees negotiated with partner residences
- Preferential rents and dedicated offers depending on the period
- Instalment payment option – certain initial costs can be spread over up to 4 instalments at no additional cost, avoiding a large upfront payment upon arrival
- Free concierge service to assist with essential pre-arrival steps, including home insurance and electricity contracts – book via <https://cloe-edu.fr/movecool>
- Average savings of approximately €80/year on electricity and €20/year on home insurance for CLOE users

Types of accommodation available

- Student residences (secure, fully managed environments)
- Private studios
- Shared apartments (coliving / shared flats)
- Selected social housing opportunities, depending on eligibility

Most listings come from professional operators, ensuring reliability and consistent quality standards.

Documents required

The following documents are typically required:

- A valid identity document (passport or national ID card)
- Proof of admission or enrolment at OMNES Education
- Guarantor documents (if the guarantor is based in France and has sufficient income)

If you do not have a guarantor in France, using a professional guarantor service is mandatory. See the Guarantor Solutions section below. Preparing all documents in advance significantly speeds up the process.

Payments to expect

When booking accommodation through CLOE, students should anticipate the following costs:

At the time of booking (paid directly to CLOE):

- First month rent
- Application/administrative fees

Before moving in (paid directly to the landlord or residence):

- Security deposit – paid before key handover

Certain initial costs can be paid in up to 4 instalments at no additional cost through CLOE, helping students manage their budget upon arrival.

Guarantor solutions

CLOE supports students in accessing the most appropriate guarantor solution for their situation:

- Visale – a free, government-backed guarantor provided by Action Logement, available to eligible students (under 30 years old). CLOE is one of the few platforms directly integrated with Action Logement, allowing eligible students to access Visale through a simplified process: https://www.visale.fr/visale-pour-les-locataires/demarches/?utm_source=-CLOE&utm_medium=bouton&utm_campaign=cloe-edu
- Garantme – private guarantor solutions for students not eligible for Visale: <https://app.garantme.fr/fr/cloe>

Cancellation policy

Cancellation conditions vary depending on each residence. Students are encouraged to inform CLOE of any visa-related constraints at the time of their search, so they can be guided towards residences offering adapted cancellation conditions. CLOE's team will support you throughout the process if your situation changes.

Support & Contact

- By email: booking@cloe-edu.com
- By WhatsApp: +33 7 55 56 34 10

Tips from CLOE

- Start your housing search as early as possible – ideally as soon as you receive your admission offer
- Prepare all required documents in advance to avoid delays
- Act quickly once you find a suitable option – availability is limited, especially before the start of the academic year
- Apply for a Garantme certificate early – the application can significantly facilitate your housing search: <https://app.garantme.fr/fr/cloe>
- Register for CLOE's free concierge service to get support with pre-arrival steps including home insurance and electricity: <https://cloe-edu.fr/movecool>
- Always use secure and verified platforms to avoid common scams and unreliable listings

Disclaimer: The information above was provided by CLOE and is accurate at the time of publication. OMNES Education cannot be held responsible for any changes in pricing, availability, or cancellation conditions. Always verify the specific terms of your booking directly with CLOE before proceeding.

About Studapart



Studapart is the leading student housing platform in France, offering a simplified, secure, and 100% online rental experience. As an official OMNES Education housing partner, Studapart provides a dedicated platform exclusively for OMNES Education students, with access to verified listings and personalized support at every step of the housing search – from the first browse to the day you move in.

How to book

- Visit the dedicated OMNES Education platform: <https://omneseducation.studapart.com/en/>
- Select your OMNES Education school from the list
- Create your tenant account
- Browse verified listings and filter by city, budget, or accommodation type
- Submit your booking request online
- Chat with the landlord through the secure messaging system

Landlords typically respond within 48 to 72 hours. We recommend submitting your request as early as possible, as the most popular listings go fast.

OMNES Education exclusive benefits

By booking through the OMNES Education dedicated platform, students benefit from:

- 10% discount on Studapart booking fees – for rentals through private landlords or real estate agencies
- 3 months free home insurance
- Access to verified listings exclusive to the OMNES Education community
- Online Office Hours (10-minute slots) with a Studapart housing expert, available from May to September – book your slot via <https://calendly.com/julien-duret-studapart/un-expert-studapart-pour-vous-aider-clone>

Types of accommodation available

- Student residences (private & public)
- Individual studios & apartments
- Shared flats (“colocation”)
- Rooms in private homes

Most listings come from professional operators, ensuring reliability and consistent quality standards.

Documents required :

- To build a strong rental application, upload the following documents to your profile:
- Valid identity document (passport or national ID card)
 - Proof of enrolment at OMNES Education (acceptance letter or student card)
 - Proof of financial resources (your own, or your guarantor’s if they reside in France)

Completing your profile to 100% significantly increases your chances of being accepted by a landlord.

Payments to expect

When booking through Studapart, expect the following payments:

Payment	Details
Booking fees	One-off fee to secure the platform's services and guarantee a safe booking experience - 10% discount available for OMNES Education students
Security deposit	Usually equivalent to 1 to 2 months' rent - refundable at the end of your stay subject to the condition of the accommodation
First month’s rent	Paid directly to Studapart (rent is paid to the landlord 24h after moving-in)

Guarantor Solutions

If you do not have a guarantor residing in France, Studapart can act as your guarantor via the Studapart guarantee. This solution significantly strengthens your application with landlords who require a French financial backer and is available directly through the platform.

Cancellation policy when visa denied

Studapart offers a secure booking environment. In the event of a visa refusal, bookings can be cancelled and fees re-funded upon:

- Activation of the optional Cancellation Insurance (details available during the booking process)
- Presentation of official proof of visa refusal from the embassy

Specific terms and timelines apply – we strongly recommend checking the cancellation policy of each individual landlord before finalizing your booking, as conditions may vary.

<https://help.studapart.com/loc/en/articles/11393219-all-about-studapart-s-cancellation-insurance>
<https://help.studapart.com/loc/en/articles/395311-how-to-cancel-your-reservation-at-studapart>

Support and contact

For technical or administrative questions: contact@studapart.com

🌟 Tips from Studapart

- Start early – the French housing market is highly competitive. Begin your search at least 2 to 3 months before your arrival date
- Complete your profile – a 100% complete profile significantly increases your chances of being accepted by a landlord
- Use the secure messaging system to communicate with landlords and keep a written record of all exchanges

Book through the OMNES Education dedicated platform to benefit from your exclusive discounts and verified listings

Disclaimer: The information above was provided by Studapart and is accurate at the time of publication. OMNES Education cannot be held responsible for any changes in pricing, availability, or cancellation conditions. Always verify the specific terms of your booking directly with Studapart before proceeding.

About SPOTAHOME

Founded in 2014, Spotahome is one of Europe’s leading online platforms specializing in mid-to long-term furnished accommodation.

Its mission is simple: allow students and young professionals to rent verified homes 100% online, from anywhere in the world, saving time, energy, and money.

Access to verified owners and properties, meaning you can book with confidence without having to visit in person before arrival. Spotahome also operates a Fraud Protection Booking System for added security: your first payment is processed through Spotahome and only transferred to the landlord 24 hours after you move in – giving you time to flag any issues before the money is released.

How to book

Visit <https://omneseducation.spotahome.com> and follow these steps:

- Search and select – Browse thousands of professionally verified apartments, studios, and rooms across Europe
- Reserve securely – Send a booking request by submitting your basic details
- Confirmation – When the landlord accepts, your payment is processed and you receive their contact details to arrange check-in
- Move in – Collect your keys and sign your rental contract

For full details on the booking process, visit <https://www.spotahome.com/how-it-works>

Response times vary depending on the landlord, but Spotahome’s team is available to assist throughout the process.

OMNES Education exclusive offer

OMNES Education students benefit from a 30% discount on Spotahome’s one-off service fee when booking via the dedicated platform <https://omneseducation.spotahome.com>

Types of accommodation available

- Private apartments
- Studios
- Rooms in shared apartments (colocation)
- Student residences

Documents required :

Document requirements vary from one property to another – always check the specific listing before applying.

In general, landlords on Spotahome are flexible and typically request:

- A valid identity document (passport or ID card)
- Proof of solvency (financial resources, scholarship, family support, etc.)
- A university acceptance letter



Payments to expect

Payment requirements vary depending on the property. In general, you should expect to pay at the time of booking:

- First month’s rent in advance
- Spotahome’s one-off service fee (30% discount when booking via the dedicated platform)

Always check the specific listing for the exact payment conditions before confirming your booking.

Most landlords require a security deposit. The amount, timing, and payment method vary by property, so students should check the specific listing for details. Generally, this is paid directly to the landlord after the booking is confirmed or upon move-in.

Guarantor solutions

Spotahome does not currently offer a guarantor solution. If a landlord requires a guarantor, refer to the Guarantor section of this guide for alternative solutions available to OMNES Education students.

Cancellation policy

We strongly recommend reading the cancellation policy carefully before confirming your booking. For full details on Spotahome’s general terms and conditions, visit: <https://www.spotahome.com/terms-and-conditions>

If your visa application is refused, contact Spotahome’s support team as soon as possible at partnersupport@spotahome.com and provide your official visa refusal document. The cancellation conditions that apply in the event of a visa refusal are based on the existing cancellation policies.

Support and contact

OMNES Education students benefit from priority access to Spotahome’s customer service:

- Prior to booking, for accommodation search assistance: partners@spotahome.com
- After booking, for support and issues: partnersupport@spotahome.com

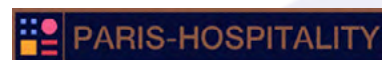
Please specify the purpose of your request when sending an email to Spotahome.

Tips from Spotahome

Book as early as possible to secure the best accommodation options in terms of price and location — the most popular listings go fast, especially at the start of the academic year.

Disclaimer: The information above was provided by Spotahome and is accurate at the time of publication. OMNES Education cannot be held responsible for any changes in pricing, availability, or cancellation conditions. Always verify the specific terms of your booking directly with Spotahome before proceeding.

About Paris Hospitality



Paris-Hospitality (<https://www.paris-hospitality.com/>) is a Paris-based accommodation provider specializing in housing solutions for international students and young professionals.

With extensive experience supporting international students, Paris-Hospitality anticipates the administrative constraints, language barriers, and local rental requirements that can make the housing search challenging – ensuring a smooth and efficient process from start to finish.

For OMNES Education students, Paris-Hospitality provides:

- Tailor-made accommodation solutions adapted to each student's needs and budget
- A simplified and centralized booking process with a single point of contact for all housing-related matters
- Assistance with housing certificates to support visa applications
- Support before, during, and after the stay

How to book

Email to be sent to: student-info@paris-hospitality.com

The booking process is designed to be efficient and transparent:

- Needs assessment – dates, budget, location, and accommodation type
- Selection – presentation of suitable options matching your criteria
- Application – submission of your application file
- Confirmation – validation by the landlord and booking confirmation
- Pre-arrival coordination – check-in arrangements and final preparations

Response times:

- Initial proposals: within 24 to 72 hours
- Confirmation: subject to landlord validation and a complete application file
- May be longer during peak periods (June–September) – we strongly recommend booking early

OMNES Education exclusive offer

Administrative fees (valued at €150) on fully furnished apartments are waived for stays of 4 months or more for OMNES Education students. Don't forget to specify that you are an OMNES Education student when contacting Paris Hospitality.

Types of accommodation available

- Furnished Apartments (Paris) – Studios to multi-bedroom apartments, fully equipped, for flexible stays from 1 to 12 months
- Coliving – Private rooms (with or without private bathroom) in shared spaces with common amenities (kitchen, coworking space, gym)
- Flatsharing – Private rooms in shared apartments; a cost-effective and flexible solution
- Student Residences (Greater Paris) – Private rooms or studios with services included (Wi-Fi, laundry, gym); utilities and internet are generally included

Documents required

- A valid passport or identity document
- Proof of enrolment (OMNES Education admission letter)
- Proof of financial resources
- Guarantor documents (if applicable)
- Previous rental references (if available)

Additional documents may be requested depending on the specific accommodation and landlord requirements.

Payments to expect

Paris-Hospitality charges service fees that vary depending on the type of accommodation, the duration of your stay, and the specific conditions of your booking. These fees are communicated transparently and in advance before any commitment is made.

As a general indication, service fees typically range from a flat fee of €350 to €650 for managed accommodations (coliving, flatsharing, student residences), and from 10% to 15% of the total rent for direct furnished apartment rentals.

For a precise quote tailored to your situation, we recommend contacting Paris-Hospitality directly – their team will provide you with a full breakdown of all costs before you proceed.

All fees are clearly communicated before any booking is confirmed. You will never be asked to pay anything without having been informed in advance.

On top of services and booking fees, you will have to pay for the rent and security deposit.

Guarantor Solutions

For students without a French guarantor, Paris-Hospitality provides access to trusted third-party guarantee providers: SmartGarant & GarantMe.

These solutions are widely accepted by landlords and can significantly facilitate access to housing. Refer to the Guarantor section of this guide for more details on how these services work.

Cancellation policy

Cancellation terms depend on the accommodation and lease conditions:

Situation	Conditions
Prior to confirmation	No charge
After confirmation	Cancellation fees may apply depending on timing and landlord terms
About Security deposit	Refundable according to lease conditions

In the event of a visa refusal: cancellation may be accepted upon presentation of an official visa refusal document, subject to landlord approval and contractual conditions.

Students are encouraged to subscribe to cancellation or travel insurance for additional coverage.

Support and contact

- By email: student-info@paris-hospitality.com
- By WhatsApp: +33 6 28 66 80 55

⚡ Tips from Paris-Hospitality

- Start your housing search 2 to 3 months before your arrival – the best options go fast, especially during peak periods (June–September)
- Prepare a complete application file in advance to avoid delays
- Stay flexible regarding location and accommodation type – coliving and flatsharing often offer easier and faster access to housing
- Anticipate administrative requirements (guarantor, deposits, insurance) before starting your search

Disclaimer: The information above was provided by Paris-Hospitality and is accurate at the time of publication. OMNES Education cannot be held responsible for any changes in pricing, availability, or cancellation conditions. Always verify the specific terms of your booking directly with Paris-Hospitality before proceeding.

About Action Logement



Action Logement is a French organization that provides a range of housing solutions and financial assistance schemes to help employees and students access affordable and temporary accommodation. Some of these solutions may be available to international students under certain eligibility conditions.

- Action Logement offers several types of support, including:
- Affordable and temporary rental housing – Action Logement manages a portfolio of properties available at reduced rental rates, subject to eligibility conditions related to income and professional status
 - Loca-Pass – an interest-free advance to help cover the security deposit (“dépôt de garantie”), repayable over time.
 - Visale – a free government-backed rental guarantee scheme for eligible students under 30 years old, acting as a guarantor with the landlord. For more details on Visale, refer to the Guarantor section of this guide

Eligibility conditions vary depending on your situation, professional status, nationality, and type of accommodation. We strongly recommend running a simulation directly on the Action Logement website <https://www.actionlogement.fr/> to check whether you qualify for any of these schemes before applying.

Given the complexity of the eligibility conditions, we strongly encourage you to contact your Welcome Desk coordinators before approaching Action Logement directly. They will be able to assess your situation and guide you towards the most appropriate solution.

3 - CANCELTATION POLICY & ACCOMMODATION ISSUES UPON ARRIVAL : BE AWARE !

When booking accommodation through our partners, it is crucial to carefully read the general cancellation terms and conditions. These terms outline the specific situations in which refunds or emergency accommodation may be possible.

Report issues immediately

In the vast majority of cases, you only will be able to report any issue with your accommodation (e.g., the owner is unresponsive, the owner did not show up for the check-in, the accommodation is unsanitary or unsafe) within 24 hours of the start date of your rental period – not the date you moved in.



Common issues to report

- The owner is not responding to messages or calls
- The owner did not show up for the check-in appointment
- The accommodation is unsanitary, unsafe, or significantly different from what was advertised
- The accommodation is not accessible upon arrival



Why is this important

- **Refund Eligibility** : Many partners only consider refunds or alternative accommodations if the issue is reported within the specified timeframe.
- **Emergency Assistance** : Reporting promptly increases the chances of receiving immediate support, such as alternative housing.



How to report an issue

- Contact the customer service of the booking platform immediately
- Provide clear evidence (photos, messages, or any relevant documentation)
- Follow up writing (email or through the platform's messaging system) to ensure there is a record of your report



Review the cancellation policy

- Each partner has specific terms and conditions regarding cancellations, refunds, and emergency accommodation
- Some may offer full or partial refunds if the issue is reported on time, while others may provide alternative housing solutions

 **Tip:** Always read the fine print and understand your rights and responsibilities as a tenant. If in doubt, reach out to the booking platform's support team for clarification. By following these steps, you protect yourself and ensure that any issues are addressed promptly and fairly.

Disclaimer: OMNES Education acts solely as an intermediary by connecting students with trusted housing partners. The following points must be clearly understood by all students before proceeding with any booking: OMNES Education is not responsible for the terms and conditions of any of its housing partners. Each partner's T&Cs are set independently and can only be applied, interpreted, and enforced by the partner concerned. Any issue arising from a booking – including cancellations, refunds, or accommodation problems – must be addressed directly with the relevant housing partner. Only the partner is in a position to process and resolve such requests in accordance with their own policies. While OMNES Education may, in specific and exceptional circumstances, contact a housing partner on a student's behalf to seek clarification or facilitate communication, this is done on a best-efforts basis only. OMNES Education assumes no obligation of means or outcome in such cases and cannot be held responsible for the decisions made by housing partners. It is each student's responsibility to read, understand, and comply with the terms and conditions of the platform or provider they choose to book with, prior to making any payment or commitment.

4 - AVOIDING SCAMS

When searching for accommodation online, it is important to remain cautious. Unfortunately, rental scams can sometimes target international students who are unfamiliar with the French housing market. Here are some tips to help you identify and avoid them.

Common rental scams

Some fraudulent listings may advertise accommodation that does not actually exist, or that is not available for rent. Scammers may copy photos and descriptions from legitimate listings and repost them on different websites. Fake ads are easy to create and particularly difficult to spot – professional photos often reveal the falseness of the ad. One way to verify a listing is to perform a reverse image search on Google (go to the search engine, click on “Images” at the top right, then “Upload a photo”). If the same photo appears in listings for different cities, it is very likely a scam.

Suspicious payment requests

One of the most common warning signs is a request for payment before you have received any booking confirmation or rental agreement, and without being able to verify the legitimacy of the listing.

Note that it is normal practice for verified platforms from OMNES housing partners to request a booking fee or first month's rent at the time of reservation: this is not a warning sign when the platform is trusted and the payment is made through a secure, traceable channel.

Be particularly vigilant if

- The landlord claims they cannot show you the apartment because they live abroad or are currently travelling
- You are asked to bring cash to an appointment with the landlord
- A lawyer (often also based abroad) is mentioned as the intermediary for sending documents
- The landlord appeals to compassion or pity (a sick relative, a disability, the death of a loved one) or uses moral arguments such as “I chose you because I am looking for an honest and respectful person” to pressure you into paying immediately

Please note that scammers frequently use untraceable payment methods such as Western Union or MoneyGram. Never send money remotely to someone you do not know before signing a rental agreement and having had direct dealings with a verified landlord or real estate agent.

Key warning signs to watch for

- Misleading email addresses or phone numbers – always verify that the phone number listed works
- Prices that seem too good to be true
- A landlord who refuses to provide a proper lease clearly identifying themselves – ideally, a copy of their identification should also be provided
- Any situation where you feel pressured, threatened, or forced to sign or pay immediately: if this happens, do not sign any contract

Your rights under French Law

- A landlord cannot rent a space smaller than 9 m²
- Since March 2014, a landlord cannot request a deposit of more than 1 month's rent (excluding charges) for unfurnished housing, and no more than 2 months' rent (excluding charges) for furnished accommodation – in all cases, the deposit amount must be clearly stated in the lease and cannot exceed this limit
- It is preferable to make all payments by bank transfer in order to keep a written record

Best practices to secure your housing search

To avoid these situations, we strongly recommend that students use trusted platforms and OMNES housing partners whenever possible.

Before making any payment, always make sure that:

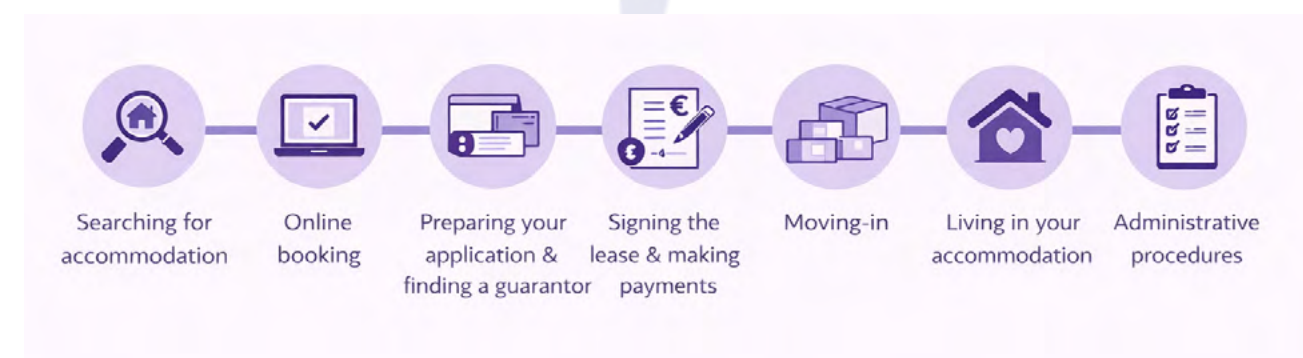
- The accommodation listing is legitimate
- You have received a proper rental agreement or booking confirmation
- The platform or provider is reliable

Using OMNES housing partners helps ensure that housing solutions are verified and that students can benefit from support if any issue arises during the process. If you have been scammed, you can report illegal ads to the judicial authorities on the official French website: www.internet-signalement.gouv.fr. If you have any doubts about a housing offer or payment request, we strongly encourage you to contact your Welcome Desk coordinators on campus before proceeding.

III - RENTING A HOME IN FRANCE

1 - STEPS TO RENT A HOME IN FRANCE

Renting accommodation in France usually follows a structured process. Understanding the main steps will help you prepare your search and avoid delays.



A- SEARCHING FOR ACCOMMODATION

The first step is identifying suitable housing options that match your budget, preferred location, and type of accommodation. Students are strongly encouraged to prioritize the housing platforms recommended by OMNES and its official housing partners, which offer verified listings and dedicated support.

B- ONLINE BOOKING

For international students, accommodation is often secured online before arriving in France. Many student residences and housing platforms allow you to book a room or apartment remotely by submitting your application file and completing the reservation process online (more details on rental application in the dedicated paragraph below). Physical visits are less common for international students since many of them secure accommodation from abroad. In some cases, virtual tours or detailed photos are provided to help students make their decision.

C- RENTAL APPLICATION FILE

In France, landlords and housing providers usually require a rental application file before approving a tenant. Preparing this file in advance can significantly speed up the process.

Documents usually required by OMNES housing partners

While requirements may vary from one property or platform to another, the following documents are most commonly requested:

- Valid identity document (passport or national identity card)
- Proof of student status, such as an acceptance letter, admission certificate, or confirmation email from your school
- Guarantor documents
- A permanent address in your home country
- A personal email address and phone number

Additional documents may be requested depending on the property or platform – always check the specific requirements listed on the property advertisement before applying. If you have not yet received your official enrolment certificate at the time of your housing search, your admission letter or acceptance email from OMNES Education is generally accepted as a valid alternative.

If you rent through a private landlord or a traditional real estate agency

Outside of OMNES housing partners, landlords and agencies in France typically require a much more complete application file. You may be asked to provide :

- Valid identity document
- Valid visa or residence permit (“titre de séjour”) – for non-EU students, proof of your legal right to reside in France is required; EU • Students are exempt from this requirement. If your visa has not yet been issued at the time of your application, some landlords may accept a visa application confirmation or a consulate appointment letter as a temporary alternative, though this is at the landlord’s discretion
- Your last 3 payslips or proof of financial resources (scholarship certificate, bank statements, family support letter)
- Your last tax assessment (“avis d’imposition”) – or that of your parents if you are financially dependent
- Proof of address (“justificatif de domicile”) in your home country
- Student enrolment certificate
- French bank account statement or RIB (“relevé d’identité bancaire”)
- Guarantor documents (identity, payslips, tax assessment)

This process can be significantly more demanding for international students who may not have French financial documents.

This is why we strongly recommend using OMNES housing partners whenever possible, as they have adapted their procedures to the specific situation of international students.

 **Tip :** Register on <https://www.dossierfacile.logement.gouv.fr/> – this free government website helps you put together a certified rental file that will reassure your future landlord, as it is validated by the French State.

- Prepare all documents in digital format before starting your search
 - Ensure that all documents are clear and readable
 - Organize everything into one complete application file
- Having a complete and ready-to-send file allows you to respond quickly when an accommodation becomes available – in a competitive rental market, this can make all the difference.

D - THE GUARANTOR

In addition to the documents previously mentioned, many landlords in France require tenants to provide a guarantor (“caution” or “garant”). A guarantor is a person or organization who agrees to be legally responsible for covering the rent and charges if the tenant is unable to pay. This provides financial security that reassures the landlord about your ability to meet your rental obligations.

Why is a guarantor often required ?

The guarantor is a standard requirement in the French rental market, for both French and international tenants. Landlords request one as a financial guarantee to reduce the risk of unpaid rent.

Your guarantor must typically be able to prove that their income is at least three times the monthly rent – this is a significant commitment, which is why it can be difficult to find one when you are new to France.

Documents usually required for the guarantor file

- Valid identity document (passport or national identity card)
- Valid resident permit if the guarantor is a non-UE citizen residing in France
- Proof of address
- Employment contract or proof of professional activity
- Last 3 payslips or proof of income
- Most recent tax assessment (“avis d’imposition”)
- Requirements may vary depending on the housing provider.

Solutions for international students

International students who do not have a guarantor in France can turn to the following alternatives :

• SmartGarant



SmartGarant is a 100% digital private rental guarantee solution specifically designed to make this step as simple and accessible as possible – regardless of your nationality or financial situation.

As an OMNES Education student, you benefit from exclusive access to SmartGarant via the dedicated platform: <https://www.smart-garant.com/partenaire/omneseducation/locataire>

- Why SmartGarant is particularly suited to international students:
- Simplified eligibility for students under 26 – only a valid identity document and proof of student status required
 - Application validated in less than 2 hours – you can secure your accommodation quickly in a competitive market thanks to a certificate of eligibility that you can include in your rental application file
 - Can be combined with an international guarantor – if your landlord requires additional security
 - Coverage of up to €100,000 – giving landlords the confidence to accept your application
 - Pro-rata refund in the event of early departure, with no cancellation or brokerage fees
 - Guarantee maintained for the entire duration of the lease, including renewals

OMNES Education exclusive offer

Option	Rate	Details
Annual	3,9% of monthly rent	With promo code SMARTOMNES1 Rates apply to the total monthly rent including charges
Monthly First 6 months paid upfront at subscription, then monthly	4,8% of monthly rent	

- The rates shown above are discounted rates achieved through the 1-month free guarantee included with the OMNES Education promo code SMARTOMNES1
- Don’t forget to enter the promo code SMARTOMNES1 when signing up on the platform!

Disclaimer: The information above was provided by SmartGarant and is accurate at the time of publication. OMNES Education cannot be held responsible for any changes in pricing, availability, or conditions. Always verify the specific terms directly with SmartGarant before proceeding.

• Visale



The free government rental guarantee Visale is a free rental guarantee scheme provided by the French government through “Action Logement”. (www.visale.fr)
It acts as your guarantor with the landlord, covering up to 36 months of unpaid rent.
To be eligible, you must be between 18 and 30 years old.
You can apply before you arrive in France and before you have found accommodation – you do not need to know your French address to obtain a Visale eligibility certificate (visa Visale).

Please note that the landlord has the right to accept or refuse Visale as a guarantee. Make sure to confirm that your land-lord accepts Visale before signing the lease.
We strongly recommend starting the Visale process as early as possible, as it can take some time to complete.

✨ *Tip : Some of our housing partners also offer integrated guarantee solutions directly through their platforms, making the process seamless for students who book accommodation through them. If you are unsure which guarantor solution is best suited to your situation, do not hesitate to contact your Welcome Desk coordinators on campus before starting your housing search – the earlier you sort out your guarantor, the smoother your application process will be.*

E - SIGNING THE LEASE

Once your application has been accepted, you will be asked to sign a rental agreement (called a “bail” in French).

- The lease is a legally binding contract between the tenant and the landlord or housing provider. It specifies important information such as:
- the duration of the rental period
 - the start date of the lease
 - the monthly rent and charges
 - the amount of security deposit
 - the conditions for renewing or ending the lease
 - the rights and obligations of both the tenant and the landlord

The lease is usually signed electronically for online bookings or in person if you finalize the rental after arrival. Students should read the contract carefully before signing and keep a copy of the document. In France, there are 3 main types of rental agreements that international students are likely to encounter. Each one has different rules regarding duration, deposit, and renewal, so it is important to know which one applies to your situation.

	Classic furnished lease	Student lease	Mobility lease
Duration	1 year	9 months	1 to 10 months
Renewable	Yes automatically	No	No
Security deposit	Max. 2 months’ rent (excl. charges)	Max. 2 months’ rent (excl. charges)	Not allowed
Tenant’s notice period	1 month	1 month	1 month
Student proof required	No	Yes	Yes (mobility reason)
Typical use	Student residence, private landlord	Full academic year	Exchange semester, short stay

The classic furnished lease (“bail meuble”) is a one-year rental contract for a furnished property, automatically renewed unless either party gives notice. It is the most common type of lease in France and is open to anyone, with no eligibility condition required.
The student lease (“bail étudiant”) is a 9-month furnished rental contract designed to align with the academic year. It is not renewed automatically and is reserved for students who can provide proof of enrolment in a higher education institution.
The mobility lease (“bail mobilité”) is a short-term furnished rental contract lasting between 1 and 10 months. It is intended for people in a temporary mobility situation – such as studies, an internship, or a training program – and requires supporting documentation. No security deposit can be legally requested under this type of lease.

What should be attached to your lease ?

- For standard furnished rentals, the following documents should be annexed to your contract:
- the technical diagnostic file (when applicable)
 - the building’s shared rules, if applicable
 - a detailed inventory of the furniture and appliances.

If any of these documents are missing, you are entitled to request them before signing.

Language of the contract

In France, rental agreements are legally required to be written in French. There is no obligation for the landlord to provide a translation. It is therefore essential that you make sure you fully understand the contract before signing. If you have any doubts or need help reading your lease, do not hesitate to contact your Welcome Desk coordinators on campus.

F - PAYMENTS TO EXPECT

When renting accommodation in France, several payments are usually required before or at the time of moving in. It is important to anticipate these costs so that you are financially prepared ahead of your arrival.

First month’s rent (“premier mois de loyer”)

The first rent payment is generally required before or at the time of signing the lease. For online bookings through housing platforms, it is common practice to pay the first month’s rent at the time of reservation to secure the accommodation – this is a standard and legitimate process when using a trusted platform.

Please note that if your lease does not start on the first day of the month, the first rent payment will be calculated on a pro-rata basis according to your actual move-in date.

Rent is then due at the beginning of each month, on the date specified in your lease – this is a strict contractual obligation. Late or missed payments can have serious consequences, so if you anticipate any difficulty, contact your landlord and your guarantor immediately.
For more information on guarantor solutions, refer to the dedicated Guarantor section above in this guide.

A rent receipt (“quittance de loyer”) is an official document issued by the landlord confirming that the monthly rent has been paid in full.
Under French law, the landlord is legally required to provide a rent receipt every month upon payment – free of charge and without the tenant needing to request it. This document serves as written proof of payment and may be required for certain administrative procedures. Always keep your rent receipts carefully throughout your tenancy.

Security deposit (“dépôt de garantie”)

Most landlords require a security deposit before you move in. This amount must be clearly stated in your lease and is strictly regulated by French law:

- For a furnished property: maximum 2 months’ rent, excluding charges
- For an unfurnished property: maximum 1 month’s rent, excluding charges
- For a mobility lease (“bail mobilité”): no security deposit can be requested

The security deposit is intended to cover any damage caused by the tenant beyond normal wear and tear, or any unpaid rent at the time of departure. It is not a last month’s rent and cannot be used as such.

Once you move out, the landlord has 1 month to return the deposit if the move-out inspection shows no new damage, or 2 months if repairs or deductions are required. Any unjustified delay in returning the deposit may entitle you to additional compensation.

Agency or booking fees (“honoraires d’agence” or “frais de réservation”)

If you rent through a real estate agency or a housing platform, additional administrative or booking fees may apply. These fees must be clearly communicated before you sign the lease agreement. You should never discover unexpected charges after signing.
Some OMNES housing partners offer reduced or waived booking fees for OMNES Education students, so make sure to check the available discounts before proceeding.

Home insurance (“assurance habitation”)

Home insurance is mandatory for all tenants in France and must be arranged before your move-in inspection (“état des lieux”) – you will be required to provide proof of insurance before receiving the keys to your accommodation. Make sure to factor in the cost of your insurance premium when budgeting for your arrival.

Home insurance typically covers fire, water damage, burglary, and liability for damage caused to the property or neighbors.

If you have not yet arranged home insurance, the following options are available to you:

- Heyme – <https://heyme.care/fr> – provider offering dedicated and affordable plans for international students. As an OMNES Education student, you are eligible for a 15% discount with code OMNES-15
- Your bank may also offer home insurance as part of a student package
- Some OMNES housing partners offer housing insurance – do not hesitate to contact them on this matter

Disclaimer: The insurance providers listed above are provided for information purposes only. OMNES Education does not benefit financially from any of them and cannot be held responsible in the event of a dispute or prejudice caused by these providers.

Other possible costs to anticipate

Depending on your accommodation, you may also need to budget for:

- a move-in inspection fee (“état des lieux”) – if carried out by a professional, this must be stated in advance
- utility connection fees, if utilities are not included in the rent (electricity, gas, internet etc)

Before signing anything, make sure all expected payments are clearly listed in your lease or booking confirmation.

If you are unsure about any charge, contact your Welcome Desk coordinators before proceeding. Be prepared to pay several costs at once before moving-in !

Payment	Paid to	Timing
First month’s rent	Landlord or housing platform	At the time of booking or lease signing
Security deposit	Landlord	At the time of lease signing or check-in inspection
Agency or booking fees	Real estate agency or housing platform	At the time of booking
Move-in inspection	Bailiff or agency, if applicable	At the time of the inspection
Home insurance premium	Insurance provider	Before moving in
Utility connection fees	Energy or internet provider	Upon arrival

G - MOVING INTO THE ACCOMMODATION

Once the administrative and financial steps have been completed, you and your landlord or housing provider will carry out a move-in inspection, known in French as the “état des lieux d’entrée.”

This document is legally required under French law and must be carried out at the time of your arrival. Make sure your landlord or housing provider organizes one – if they do not, ask for it explicitly.

This document records the exact condition of the property and all its furniture and appliances at the time of your arrival. For furnished rentals, a detailed inventory of the furniture (“inventaire du mobilier”) should also be attached.

Together, you and your landlord will go through every room and note the condition of each element: do the doors close properly? Are there any holes in the walls, scratches on the floors, broken tiles, or signs of dampness? Does the plumbing work correctly? Is the property clean? Every detail matters.

Once the visit is complete, both parties sign the document.

Please note that in some cases, the move-in inspection may be carried out by a professional (such as a bailiff or a property management agency) and may involve a fee. If this is the case, this cost must be clearly stated at the time of booking and specified in your lease agreement – you should never be charged for it without prior notice.

We also strongly recommend that you take dated photos or a short video of every room before or during the inspection and send them to your landlord immediately – this creates an additional written record that can protect you in case of future disputes.

If you discover a defect after moving in, you have up to 10 days to notify your landlord in writing (by registered letter or email with acknowledgement of receipt).

 *Tip : If possible, bring a French speaker with you to the move-in inspection – it will help you understand every detail of the document you are signing.*

2 - HOUSING BENEFITS

Some students may be eligible for housing benefits provided by the French government through the CAF (“Caisse d’Allocations Familiales”), a social fund that helps subsidize housing costs on a monthly basis. The most common benefit is the APL (“Aide Personnalisée au Logement”) – <https://www.caf.fr/>

Eligibility conditions

To be eligible for the APL, you must meet the following conditions:

- have your name on the rental agreement
- be in a regular situation of residence in France – this means holding a valid visa, a validated VLS-TS, or a residence permit that is valid or currently being renewed (this condition applies to non-EU students only; EU students are exempt from this requirement)
- have a French bank account to receive the monthly payment
- live in accommodation that meets the minimum surface area requirements set by the CAF

The amount you receive is calculated individually and depends on several criteria, including:

- the amount of your monthly rent
- your personal and family situation
- the type and location of your accommodation
- your income and financial resources

We recommend running a simulation on the CAF website before applying to get an estimate of the amount you may be entitled to. The APL can be paid directly to you or directly to your landlord, in which case it will be deducted from your monthly rent.

Important notice regarding eligibility changes

Housing benefit regulations may evolve. According to information available at the time of publication, non-EU international students who are not scholarship holders may no longer be eligible for APL starting from 1 July 2026.

This measure was announced as part of the 2026 budget legislation but had not yet been formally confirmed at the time of writing.

We strongly encourage all students to check their current eligibility directly on the CAF official website <https://www.caf.fr/> or on <https://www.service-public.gouv.fr/> before applying, as rules may have changed since the publication of this guide.

If you live in a shared apartment

If you are renting a shared apartment (“colocation”), your name must appear on the lease.

Each roommate must submit their own individual application to the CAF, and the resources of each roommate are taken into account when calculating the amount of APL awarded.

How to apply

Applications must be submitted online through the CAF website as soon as your lease begins – do not wait, as payments only start from the month following your application, not from your move-in date.

For example, if you move in September and apply in September, your first payment might be made at the beginning of November.

Follow these steps to apply :

- Run a simulation – check your estimated entitlements in advance at <https://www.caf.fr/>
- Create a CAF account – you will need a social security number (a provisional number issued by the French health insurance system is accepted if you do not yet have a permanent one), your visa or residence permit, your passport, and your contact details
- Submit your application – gather the following documents before starting: passport, visa or residence permit, certificate of school enrolment, French bank details (RIB), proof of income (if any), your signed lease
- Track your application – monitor the status of your application via your CAF online account (“Mon Compte”) or the CAF Mon Compte mobile app
- Receive your payment – your first payment will be deposited into your bank account approximately two months after your move-in date

If you encounter any difficulties during the application process, you can contact the CAF dedicated helpline or reach out to your Welcome Desk coordinators on campus, who will be happy to guide you through the process.

Housing support and scholarships

In addition to French government housing benefits (such as APL), some students may receive financial support that can help cover housing costs. This support does not always take the form of a dedicated “housing scholarship” but may be included in broader funding schemes.

Depending on your situation, financial support may come from:

- your home country (government scholarships or sponsorship programs)
- your school or academic institution (merit-based or need-based scholarships)
- private organizations or companies (sponsorships, corporate scholarships, or partnerships)

These funds can often be used to cover part of your living expenses, including rent.

However, availability, eligibility criteria, and amounts vary significantly depending on the program. Students are strongly encouraged to check directly with their school, local authorities, or sponsoring organizations to understand what support they may be eligible for.



WHERE TO FIND MORE DETAILED RESOURCES ?
[Obtain your housing subsidy](#)

3 - HOUSING AND STUDENT VISA

In some cases, housing arrangements may be directly connected to your immigration procedures and the preparation of your arrival in France.

Proof of accommodation – the visa/housing challenge

Depending on your situation and country of origin, you may be asked to provide proof of accommodation in France when applying for your student visa or completing certain administrative procedures upon arrival.

This proof can take the form of:

- signed lease agreement
- housing reservation confirmation from a verified platform
- temporary accommodation confirmation (hotel reservations are often declined)

However, many international students face a well-known challenge at this stage: some consulates require a proof of accommodation before issuing a visa, while many private landlords require a valid visa before signing a lease.

This circular situation can make it very difficult to secure housing before arriving in France through traditional rental channels.

This is one of the key reasons why we strongly recommend using OMNES housing partners.

These platforms are familiar with the situation of international students and can provide a booking confirmation or proof of accommodation before your visa is issued, which you can then use to support your visa application.

Temporary housing solutions

If you are unable to secure long-term accommodation before arriving in France, temporary housing solutions are available while you continue your search.

Temporary accommodation will provide you with a stable address for your first weeks in France, which is essential for completing your administrative procedures after arrival. If you are unsure which temporary solution best suits your situation and campus location, do not hesitate to contact your Welcome Desk coordinators, who can recommend options based on your specific needs.



Tip: Hotel bookings are not considered as temporary housing solutions for immigration offices.

Domiciliation – having an official address in France

Having an official French address is a critical step upon arrival, as it is required for validating your VLS-TS (long-stay visa acting as a residence permit).

Cancellation insurance in case of visa refusal

Some housing providers offer cancellation options or insurance that allow students to cancel their reservation and obtain a refund if their visa application is refused.

Before booking any accommodation, we strongly recommend carefully checking:

- the cancellation conditions and deadlines – most providers require the cancellation request to be submitted within a specific timeframe
- the refund policy – whether the refund is full or partial, and how long it takes to be processed
- whether a formal proof of visa refusal (official letter from the consulate) is required to qualify for the refund
- what happens if the visa refusal occurs after the cancellation deadline has passed

OMNES housing partners are generally familiar with visa-related cancellation situations. We recommend contacting them directly to confirm their specific policies before booking, and keeping all official documents related to your visa application and any refusal decision in case they are needed.

If your visa application has been refused and you need assistance with a housing cancellation or refund request, contact your Welcome Desk coordinators as soon as possible – they can help you navigate the process with our housing partners.

 *Tip : Cancellation insurance usually costs money, but it is recommended that you purchase it to avoid any unpleasant surprises in the event that your visa application is refused.*

IV – Settling into your accommodation

1 - ADMINISTRATIVE STEPS AFTER SIGNING THE LEASE

After moving into your accommodation, several administrative steps are required to finalize your installation in France. We recommend completing them as soon as possible after your arrival.

A - ELECTRICITY AND GAS

If electricity and gas are not included in your rent, you will need to open a contract with an energy supplier. If you are living in a student residence, these costs are generally included in your rent – check your lease to confirm.

To open a contract, you will typically need:

- your signed lease agreement
- the name of the previous tenant (ask your landlord)
- the electricity and/or gas meter identification number
- your French bank details (RIB/IBAN)

Main energy suppliers in France include:

- Traditional suppliers: EDF, Engie
- Alternative suppliers: Enercoop, Ileek, Total Energies, Eni

Disclaimer: The energy suppliers listed above are provided for information purposes only. OMNES Education does not benefit financially from any of them and cannot be held responsible in the event of a dispute or damage caused by these providers.

 *Tip: The French electrical system operates at 220 volts / 50 Hz, with standardized round-pin plugs. If you are coming from a country with a different voltage standard, make sure to purchase a voltage adapter and converter before leaving your home country, particularly for expensive electronic devices. These are not provided by the school or residence.*

Water is generally included in the rental charges (“charges locatives”) and does not require a separate contract. However, if your lease specifies that water costs are not included, check with your landlord whether you need to open a contract with the local water provider. This is rare but can occur in individual houses or certain types of private rentals.



WHERE TO FIND MORE DETAILED RESOURCES ?

[Apply for your visa](#) & [Applications and procedures : Visas and residence permits](#)

B - INTERNET AND PHONE

If an internet connection is not included in your rent, you will need to subscribe to a plan with an internet service provider. Please note that it may take a few weeks to activate your connection, so we recommend arranging this as early as possible after your arrival.

Main internet providers in France:

- Orange
- SFR
- Bouygues Télécom
- Free

A standard broadband package (including internet, phone line, and TV channels) costs approximately €30/month. Look out for student offers, and check whether your bank includes internet services as part of a student package.

Disclaimer: The suppliers listed above are provided for information purposes only. OMNES Education does not benefit financially from any of them and cannot be held responsible in the event of a dispute or damage caused by these providers.

C - FURNISHING YOUR HOME

If your accommodation is not fully furnished, or if you need additional items, several options are available to help you set up your home quickly and affordably.

MondoPal



MondoPal is an OMNES Education partner platform that allows you to order and have delivered all the essentials for your new home – bedroom items (sheets, pillows, duvets), kitchen equipment (plates, cutlery, cookware), and bathroom accessories (towels, bath mats) – directly to your door or to a collection point, at a time of your choosing, Monday to Saturday. This is a convenient alternative to renting a car to visit a shopping centre or furniture store.

As an OMNES Education student, you are entitled to a discount on MondoPal fees: 10% discount with the code OMNESEducation10

Log in at <https://mondopal.com/en/omnes-education>



WHERE TO FIND MORE DETAILED RESOURCES ?
[Mandatory administrative procedures – Phone & Internet](#)

IKEA



IKEA stores are located in most major French cities and offer a wide range of affordable furniture and home accessories. Delivery services are available if you cannot transport large items yourself.

Second-hand and free options

- Geev – a platform where users donate furniture and household items for free. An excellent way to furnish your home at no cost while reducing waste
- Vinted – a popular platform for buying and selling second-hand items, including home accessories
- Facebook Marketplace – a practical option for finding second-hand furniture locally, often sold by other students or residents in your area
- Emmaüs – a well-known French solidarity organization with physical shops selling donated furniture and household goods at very low prices



Tip : Many students sell their furniture and household items at the end of the academic year. Keep an eye on student group chats, campus notice boards, and social media groups – you may find exactly what you need at a very low price or even for free.

2 - NOW THAT YOU ARE SETTLED, WHAT'S NEXT ?

Once you've settled and have a definitive home address you need to proceed with all the administrative procedures required.

A - VISA VALIDATION

If you have entered France with a long-stay visa acting as a residence permit (VLS-TS – “visa de long séjour valant titre de séjour”), you are required to validate it online within 3 months of your arrival in France. This step is mandatory and must not be overlooked – failure to validate your VLS-TS on time may affect your right to remain in France and your ability to complete other administrative procedures.

Validation is done online through the ANEF portal (“Administration Numérique pour les Étrangers en France”) at <https://administration-etrangers-en-france.interieur.gouv.fr>

You will need the following documents to complete the process:

- Passport
- VLS-TS (the visa sticker in your passport)
- Proof of address in France – this is where having secured accommodation becomes essential, as your French address is required to complete this step
- Recent photo
- French bank details (RIB), in some cases

Once validated, your VLS-TS acts as a residence permit for the duration of its validity. You will receive a validation certificate that you should keep carefully, as it may be requested for other administrative procedures. We strongly recommend completing this step as soon as you have your French address confirmed.

If you have any questions or difficulties with the validation process, do not hesitate to contact your Welcome Desk coordinators on campus – they are trained to assist you with this procedure.

 WHERE TO FIND MORE DETAILED RESOURCES ?
[Validate your visa](#)

B -OPENING A BANK ACCOUNT

In France, most day-to-day payments are made by credit card, and cash is used less frequently. Opening a French bank account as soon as possible after your arrival is therefore strongly recommended.

Having a French bank account allows you to :

- Obtain a payment card for everyday purchases
- Obtain your bank identification details (RIB - “relevé d’identité bancaire”), which are required to pay your rent, receive your CAF housing benefits, and manage reimbursements from the French • • Health insurance system
- Receive any financial support or scholarship payments

Main traditional banks in France	More affordable online banks in France
BNP Paribas, Société Générale, LCL, Crédit Agricole, La Banque Postale	Boursobank, Hello Bank, Fortuneo

Disclaimer: The banks and financial services listed above are provided for information purposes only. OMNES Education does not benefit financially from any of them and cannot be held responsible in the event of a dispute, dissatisfaction, or prejudice caused by these providers. We recommend comparing available offers before making your choice.

 WHERE TO FIND MORE DETAILED RESOURCES ?
[Open a bank account & Banking, Budget and Scholarship](#)

C- CAF APPLICATION

If you are eligible for housing benefits (APL), submit your application online through the CAF website as soon as your lease begins. Refer to the Housing benefits section of this guide for full details on eligibility conditions and the application process.

 WHERE TO FIND MORE DETAILED RESOURCES ?
[Obtain your housing subsidy](#)

D - REGISTERING FOR SOCIAL SECURITY AND HEALTH INSURANCE

Mandatory Social Security Registration

Registering for health insurance is one of the first administrative steps to complete after your arrival in France. The process differs depending on whether you are an EU or non-EU student. This registration is compulsory and free of charge.

EU students

If you are covered by a public social security system in your home country, you can benefit from the European Union’s health insurance system by applying for a European Health Insurance Card (EHIC) before leaving your home country. Your OMNES Education school will ask you for a copy of your EHIC.

If you are staying for an extended period (more than 5 months), you also have the option to register with the French social security system free of charge (see the process below).
Some of you may have a SI certificate from your home social security system – you can use it to register with the French social security system as well.

Non-EU students

For short-term stays (under 3 months):
When applying for a short-term visa, you will be asked to provide proof of international health and travel insurance before leaving your home country. This insurance must cover medical expenses and repatriation. You can obtain this from an insurance company in your home country.

For long-term stays (over 3 months):
All non-EU students staying in France for more than 3 months are required to register with the French health insurance scheme, known as “Sécurité Sociale”- <https://etudiant-etranger.ameli.fr/>

Complementary health insurance (“Mutuelle”)

Whether you are an EU or non-EU student, the French Social Security system only partially reimburses healthcare costs. While healthcare is generally more affordable in France than in many other countries, certain expenses can be significant – including surgery, specialist consultations, dental care, and optical care.
We therefore strongly recommend taking out complementary health insurance for the duration of your stay.

OMNES Education has partnered with two complementary health insurance providers offering dedicated student plans :

HEYME



Heyme offers a range of complementary health insurance plans for students and young professionals, as well as civil liability, home, and travel insurance. As an OMNES Education student, you are entitled to a 15% discount using the code OMNES when subscribing online. <https://heyme.care/fr>

LMDE (La Mutuelle des Etudiants)



LMDE offers complementary health insurance covering medical, optical, and dental care, as well as student civil liability insurance and home insurance. As an OMNES Education student, you are entitled to a 10% discount using the code OMNES when subscribing online. <https://www.lmde.fr/>

Contact your school or Welcome Desk for more information to these offers.

Repatriation insurance

Coverage through your EHIC or French Social Security never includes repatriation. We strongly recommend taking out repatriation insurance before arriving in France, particularly if you are coming from outside Europe. This can be arranged through your home country insurer or through providers specializing in international student coverage.

Disclaimer: The insurance providers listed above are provided for information purposes only. OMNES Education does not benefit financially from any of them (with the exception of its official partners) and cannot be held responsible in the event of a dispute or prejudice caused by these providers.

3- GOOD PRACTICE WHEN LIVING IN YOUR ACCOMMODATION

Respecting your neighbors

Living in a shared building or student residence means sharing common spaces and respecting the people around you. In France, the rules regarding neighbourly conduct are taken seriously – both socially and legally.

Noise and quiet hours : Noise disturbance (“troubles du voisinage”) is one of the most common sources of conflict in French residential buildings. French law distinguishes between:

- daytime noise (“bruits de voisinage diurnes”) – excessive noise at any time of day can be considered a disturbance if it affects neighbors
- nocturnal noise (“tapage nocturne”) – any noise that disturbs neighbors between 10pm and 7am is a legal offence, regardless of the volume

In practice, this means :

- keeping music, television, and conversations at a reasonable volume, especially in the evenings
- avoiding loud gatherings or parties without notifying neighbors in advance
- being mindful of noise when moving furniture, using household appliances, or walking with shoes on wooden floors

Cultural note : Noise rules in France tend to be strictly observed and enforced, particularly in apartment buildings. What may be considered normal in your home country could be perceived as a disturbance in France.

Common areas (“parties communes”) such as hallways, staircases, lifts, and shared gardens are the responsibility of all residents. You are expected to:

- keep these areas clean and tidy at all times
- not leave personal belongings (bikes, shoes, boxes) in shared spaces
- respect any rules posted by the building management (“syndic de copropriété”)
- avoid smoking in common indoor areas, which is prohibited by law

Waste sorting and recycling. France has a well-established waste sorting system, and residents are expected to comply with local recycling rules.

While the exact system may vary by city and building, the general principle is:

- yellow bin – recyclable materials (plastic, cardboard, metal, paper)
- green or grey bin – non-recyclable general waste
- glass – separate collection points (“colonnes à verre”) located in the street

Familiarize yourself with the specific sorting rules in your building or neighborhood – your landlord or building manager can provide guidance.

In case of conflict with a neighbor

If you experience a conflict with a neighbor, we recommend the following approach:

- Talk to them directly first, calmly and respectfully – most disputes can be resolved through dialogue
- If the issue persists, notify your landlord or building manager in writing
- If the situation remains unresolved, you can contact a “conciliateur de justice” (a free mediation service available in every French town) before considering any legal action
- In cases of serious or repeated disturbance, you may contact the local police (“commissariat de police” or “gendarmerie”)

If you feel uncomfortable handling a conflict alone, do not hesitate to contact your Welcome Desk coordinators – they can advise you on the appropriate steps to take.



WHERE TO FIND MORE DETAILED RESOURCES ?
Register for [Social Security](#) & [Health and Insurance](#)

Maintenening the property

Understanding who is responsible for what in terms of property maintenance is essential to avoid disputes with your landlord – particularly when it comes to the return of your security deposit.

What the tenant is responsible for :

As a tenant, you are responsible for the day-to-day upkeep and minor maintenance of the property. This includes:

- regular cleaning of the accommodation, including kitchen appliances, bathroom, and floors – this is one of the most common sources of dispute between tenants and landlords at the end of a tenancy, so we strongly recommend maintaining a consistent cleaning routine throughout your stay
- replacing light bulbs and batteries
- maintaining ventilation systems (cleaning extractor fans and air vents)
- minor touch-ups such as filling small holes left by picture hooks
- bleeding radiators and replacing tap washers
- keeping the property in a clean and habitable condition throughout the tenancy
- garden maintenance, if applicable (mowing the lawn, clearing leaves, etc.)

A note on cooking and kitchen maintenance :

Cooking habits vary greatly from one culture to another, and this is something to be mindful of when living in a shared building or student residence. Certain cooking methods – particularly those involving strong spices, deep frying, or long simmering – can produce persistent smells and grease that accumulate over time on walls, surfaces, and appliances. This is not a question of culinary preference, but simply of practical maintenance: grease and food residue, if left unattended, can be very difficult to remove and may result in cleaning costs being deducted from your security deposit at the end of your tenancy.

To avoid any issues, we recommend :

- using the extractor fan (“hotte aspirante”) whenever you cook, and cleaning it regularly
- wiping down kitchen surfaces, hobs, and oven after each use
- keeping windows open when cooking to ventilate the space and reduce the build-up of odors
- being mindful of your neighbors if you live in a shared building – strong cooking smells can travel through ventilation systems and shared spaces

These are simple habits that will help you maintain the property in good condition and avoid unnecessary disputes at the end of your tenancy.

In general, any damage caused by negligence or misuse on the part of the tenant is their responsibility – this will be assessed at the move-out inspection and may result in deductions from the security deposit.

What the landlord is responsible for:

The landlord is responsible for all major repairs and works necessary to maintain the property in a habitable condition. This includes:

- Structural repairs (roof, walls, floors)
- Replacing defective heating systems or boilers
- Repairing or replacing broken appliances provided as part of the rental (oven, washing machine, etc.)
- Dealing with damp, mold, or insulation issues
- Major plumbing or electrical works

How to report a problem to your landlord:

If you notice a defect or require a repair that falls under the landlord’s responsibility, it is important to report it correctly to protect yourself legally:

- Send a written notification to your landlord – by email (keeping a copy) or by registered letter with acknowledgement of receipt (“lettre recommandée avec accusé de réception”) for more serious issues
- Describe the problem clearly and attach photos if possible
- Keep a record of all communications with your landlord in case of future dispute
- If your landlord does not respond within a reasonable timeframe, you may contact the ADIL (“Agence Départementale d’Information sur le Logement”) – a free public service that provides legal advice to tenants on housing matters



Tip : Never carry out major repairs yourself without your landlord’s written agreement, even if they are slow to respond. Unauthorized works could be held against you at the end of your tenancy.

Normal wear and tear

French law recognizes the concept of normal wear and tear (“vétusté”) – that is, the natural deterioration of a property over time through normal use. Your landlord cannot hold you responsible for this type of deterioration. For example, minor scuffs on walls or slight fading of paintwork after several years of occupancy are considered normal wear and tear and cannot be deducted from your security deposit.

If you feel that deductions from your deposit are unjustified, you are entitled to contest them – contact the ADIL or your Welcome Desk coordinators for guidance.

Taking care of the property will also help ensure the return of your security deposit when you move out.

4- LEAVING YOUR ACCOMMODATION

Whether you are leaving France at the end of your studies or simply moving to a new accommodation, several important steps must be completed to ensure a smooth departure and protect your rights as a tenant.

Notice Period

Before leaving your accommodation, you must formally notify your landlord of your departure date by giving the required notice.

The notice period depends on the type of lease you have signed:

- Classic furnished lease (“bail meublé”): 1 month’s notice
- Student lease (“bail étudiant”): 1 month’s notice
- Mobility lease (“bail mobilité”): 1 month’s notice
- Classic unfurnished lease (“bail non meublé”): 3 month’s notice which can be reduced to 1 month in certain circumstances, such as the accommodation being located in a high-demand area (“zone tendue”), first employment, etc

Your notice must be given in one of the following legally recognized ways – a simple email or text message is not sufficient:

- registered letter with acknowledgement of receipt (“lettre recommandée avec accusé de réception”) – the most common and recommended method
- act of a bailiff (“acte d’huissier”)
- hand delivery against a signed receipt (“remise en main propre contre récépissé”)

The notice period starts from the day your landlord receives the letter, not from the day you send it. We recommend using the French Public Service website to help you draft your notice letter – <https://www.service-public.gouv.fr/simulateur/calcul/CongeLogement>

Moving-out inspection (« état des lieux de sortie »)

On the day you leave, a move-out inspection must be carried out with your landlord or their representative.

This document will be compared to the move-in inspection (“état des lieux d’entrée”) carried out when you first arrived and will determine whether your security deposit is returned in full or in part.

To maximize your chances of a full refund:

- clean the accommodation thoroughly before the inspection – pay particular attention to the kitchen (hob, oven, extractor fan) and bathroom
- repair any damage you may have caused during your tenancy (holes in walls, broken items, stains, etc.)
- refer to the move-in inspection document and photos you took upon arrival, to identify any pre-existing damage that should not be attributed to you
- ensure the accommodation is empty and all your belongings have been removed before the inspection

If you disagree with any observation noted during the check-out inspection, you have the right to add written comments or reservations to the document before signing it. Never sign a check-out inspection you disagree with without noting your objections.

Return of keys

On the day of the move-out inspection, you must return all keys, access badges, and any other entry devices to your landlord. Make sure to obtain a written acknowledgement of receipt confirming that the keys have been returned – this document officially marks the end of your tenancy and starts the clock for the return of your security deposit.

Security deposit refund (« restitution du dépôt de garantie »)

Once the check-out inspection has been completed and the keys returned, your landlord has a legally defined timeframe to return your security deposit:

- 1 month if the move-out inspection shows no new damage compared to the move-in inspection
- 2 months if damage or unpaid charges are identified

Any deductions from the deposit must be justified with supporting documents (invoices, quotes, etc.). Your landlord cannot deduct amounts for:

- normal wear and tear (“vétusté”) – natural deterioration of the property and its contents over time through normal use; this includes furniture that has simply aged or worn out during the tenancy
- furniture replacement due to normal use – the deposit cannot be used to replace furniture that has deteriorated through normal wear and tear; however, if furniture has been damaged beyond normal use, the cost of repair or replacement may be legitimately deducted
- repairs that fall under the landlord’s responsibility – structural works, defective appliances provided as part of the rental, damp or insulation issues, and major plumbing or electrical works cannot be charged to the tenant

If your landlord fails to return the deposit within the legal timeframe without justification, you are entitled to additional compensation of 10% of the monthly rent per month of delay. If you believe that deductions from your deposit are unjustified, you can:

- Send a formal letter of complaint to your landlord by registered mail
- Contact the ADIL (« Agence Départementale d’Information sur le Logement ») for free legal advice
- Refer the matter to the “Commission Départementale de Conciliation” – a free mediation body specializing in landlord-tenant disputes.

Please note: it is strictly prohibited to use the security deposit as a substitute for your last month’s rent. The rent must be paid in full until the last day of your tenancy, regardless of the security deposit held by your landlord. Failure to do so constitutes a breach of your lease and may result in legal action.

Terminating your contracts

Before leaving your accomodation, make sure to terminate all contracts linked to your address. Here is a checklist of the main contracts to cancel :

Contract	If you are leaving France definitively	If you are moving to a new accommodation within France
Electricity and gas	Terminate your contract - contact your supplier directly or send a cancellation letter. Note your final meter readings on the day you leave	Transfer your contract to your new address if possible or terminate and open a new one. Note your final and opening meter readings
Internet and phone	Send a cancellation letter by registered mail with acknowledgement of receipt. Your supplier has 10 days to process the termination. Termination fees may apply	Request a line transfer to your new address if possible. If not, termination fees may apply - check your contract carefully
Home insurance	Send a termination notice to your insurer - most require 1 months' notice. Keep your policy active until the day of your check-out inspection	Update your existing policy to reflect your new address or take out a new one. Your new policy must be active before moving in

Disclaimer: The information provided above is given for guidance purposes only. Cancellation conditions, notice periods, and transfer options vary depending on your supplier and the specific terms of your contract. We strongly recommend checking directly with each of your suppliers before taking any action. OMNES Education cannot be held responsible for any inaccuracies or changes in the conditions described above.

 **Tip: Mail forwarding (« réexpédition du courrier »)** Before leaving your accommodation, we recommend setting up a mail forwarding service with La Poste to ensure you do not miss any important official correspondence after your departure – such as CAF reimbursements, Social Security documents, or administrative letters.

La Poste offers both temporary (from 15 days up to 1 year, renewable) and permanent forwarding options. This service is available online at [laposte.fr](https://www.laposte.fr) or at any post office, and should ideally be set up a few days before your departure date. <https://www.laposte.fr/demenagement-absence>

Administrative procedures upon departure

Leaving your accommodation – whether you are departing France definitively or moving to a new address within the country – requires notifying several official organizations to ensure your administrative situation remains up to date and to avoid any complications, particularly regarding your immigration status and any financial benefits you may be receiving.

If you are unsure about any of these steps or need help navigating the administrative procedures related to your departure, contact your Welcome Desk coordinators – they can guide you through the process and ensure that your immigration status remains unaffected.

Organization	If you are leaving France definitively	If you are moving to a new accommodation within France
CAF (housing benefits)	Close your file and notify the CAF of your departure from France via your online account. Failure to do so may result in overpayments that you will be required to reimburse	Update your address and new lease details on your CAF online account as soon as possible. The amount of your APL may change. Failing to report the change promptly may be considered fraud
CPAM (health insurance)	Notify the CPAM of your departure from France to close your file	Update your address to ensure all official correspondence and reimbursements are sent to your new address
ANEF Prefecture	If required, notify the relevant authorities of your definitive departure from France if you hold a French residence permit	It is advice you declare your new address when renewing your student resident permit
Mutuelle (complementary health insurance)	You may be entitled to a pro-rata refund of your insurance premium for the remaining months of your contract. Notify your insurer of your departure date and request a termination - the refund will be calculated based on the number of months remaining. The termination takes effect 1 month after notification	If your insurance allows it, update your policy to reflect your new address. If you change insurance, request a termination and a pro-rata refund for the unused period
OMNES Education school	Notify your school of your departure and update your contact details in your student file	Update your personal details and new address in your student file as soon as possible
Other organizations	Use the "Je change de coordonnées" service on https://www.service-public.gouv.fr/particuliers/vosdroits/R11193 to simultaneously notify multiple public bodies of your departure	Use the "Je change de coordonnées" service on https://www.service-public.gouv.fr/particuliers/vosdroits/R11193 to simultaneously notify multiple public bodies of your new address in a single step

5- SPECIFIC SITUATION

Housing for students with disabilities

Finding suitable accommodation is an important step for all students, and OMNES Education is committed to ensuring that students with disabilities have access to appropriate housing solutions.

French law provides a strong legal framework to protect the rights of people with disabilities in the context of housing.

Legal framework

The main legislation governing accessibility and disability rights in France is the « loi du 11 février 2005 pour l'égalité des droits et des chances, la participation et la citoyenneté des personnes handicapées ». This law establishes the principle of accessibility as a fundamental right and imposes obligations on landlords, building owners, and housing providers.

Key provisions include:

- New buildings constructed after 2007 must comply with strict accessibility standards, including wheelchair access, adapted bathrooms, and appropriate door widths
- Existing buildings undergoing significant renovation works must also be brought into compliance with accessibility standards where technically feasible
- Landlords cannot refuse to rent a property to a person with a disability on the sole basis of their disability – this would constitute discrimination under French law and is punishable by up to 3 years imprisonment and a €45,000 fine
- Tenants with disabilities have the right to request reasonable adaptations to their accommodation (such as the installation of grab rails, ramps, or adapted bathroom fixtures) – the landlord cannot refuse without a legitimate reason
- Since the loi ELAN of 2018, at least 20% of housing units in new residential buildings must be fully accessible, while the remaining 80% must be easily adaptable

It is important to note that a significant proportion of the French housing stock is old, and many buildings – particularly in city centres – were constructed long before modern accessibility standards were introduced.

As a result, a large number of properties may not be fully accessible: lifts are often absent in older buildings, entrance steps are common, and bathrooms may not be adapted for wheelchair users.

Students with disabilities are therefore strongly encouraged to start their housing search early and to be particularly thorough when checking the accessibility features of any property before committing to a lease.

Practical recommendations

When searching for accommodation, students with disabilities are encouraged to:

- Clearly specify their accessibility requirements when contacting housing providers or OMNES housing partners – the earlier this is communicated, the better (but is not an obligation, it is your choice)
- Check the accessibility features of the accommodation before signing a lease – ask for detailed information about entrance access, lift availability, bathroom configuration
- Contact the OMNES Education disability referent (“réfèrent handicap”) at their school, who can provide personalized support and guidance in finding suitable accommodation
- Consult the MDPH (“Maison Départementale des Personnes Handicapées”) in their department for information on available support and rights

If you have specific accessibility requirements and need assistance finding suitable accommodation, please contact your Welcome Desk coordinators and your school's disability referent as early as possible – ideally before your arrival in France.

Intercultural aspects of housing in France

In addition to the good practices outlined in the previous section – such as respecting quiet hours, maintaining the property, and keeping common areas tidy – living in France as an international student involves navigating a set of cultural norms and expectations that may differ significantly from those in your home country. Understanding these specificities will help you build positive relationships with your landlord and neighbors and settle into your new environment with confidence.

Moving to a new country means adapting not only to a new language and academic system, but also to a new set of social norms and cultural expectations – including those related to housing. Understanding these differences can help you settle in more smoothly and avoid misunderstandings with your landlord or neighbors.

The relationship with your landlord

In France, the relationship between a tenant and a landlord is primarily formal and contractual. This may differ significantly from what you are used to in your home country. Here are some key cultural aspects to be aware of:

- Written communication is preferred – in France, important matters are almost always handled in writing, particularly when it comes to repairs, complaints, or any changes to the rental agreement. A verbal agreement is rarely sufficient and may not be legally recognized. Always follow up a phone conversation with a written email or letter
- Punctuality in rent payment is taken very seriously – paying rent on time is considered a fundamental obligation in France. Late payments, even occasional ones, can damage your relationship with your landlord and may have legal consequences
- Respecting the privacy of the landlord – in France, landlords are generally not expected to visit the property unannounced. They are legally required to give at least 24 hours' notice before any visit, except in case of emergency. Similarly, tenants are not expected to contact their landlord frequently for minor issues
- Formal complaints and requests – if you have a complaint or a maintenance request, French culture tends to favor a direct but formal approach. Sending a polite, clearly written email or letter is generally more effective than a phone call, and creates a written record that may be useful in case of dispute

Living in a shared building

- French apartment buildings operate according to a set of unwritten social rules that may not be immediately obvious to international students:
- Greeting your neighbors – in France, it is customary to greet your neighbors when you pass them in the hallway or lift, even if you do not know them personally. A simple “bonjour” is always appreciated and helps establish a good neighbourly relationship
- Introducing yourself – when you first move in, it is considered polite to introduce yourself briefly to your immediate neighbors. This small gesture can go a long way in establishing a positive atmosphere in the building
- Discretion in shared spaces – French residents tend to value privacy and discretion in shared spaces. • Loud conversations in hallways, leaving personal items in common areas, or propping open building doors are generally frowned upon
- Building rules (“règlement de copropriété”) – most apartment buildings have a set of internal rules that all residents must respect. These rules cover areas such as noise levels, use of common areas, waste sorting, and pet ownership. Make sure to read these rules carefully when you move in

A note on cultural differences

Every student comes to France with their own cultural background, habits, and expectations – and this diversity is something to be celebrated.

At the same time, adapting to local norms is an important part of your integration into French society.

If you ever feel uncertain about what is expected of you as a tenant or as a neighbor, do not hesitate to ask – your Welcome Desk coordinators, your school’s international team, or even a French fellow student can provide valuable guidance.

Cultural adaptation takes time, and it is completely normal to feel unfamiliar with certain practices at first. OMNES Education is here to support you throughout this process.

6- THE ROLE OF THE WELCOME DESK

The Welcome Desk is a dedicated support service created by OMNES Education to assist international students throughout their entire journey – before, during, and after their studies in France. Present on every OMNES Education campus, the Welcome Desk team is made up of coordinators and school referents whose mission is to help international students navigate all aspects of their practical, administrative, academic, and professional life in France.

The Welcome Desk works closely with each school’s teams to ensure that information reaches students efficiently and that every international student receives personalized support adapted to their situation. As the Welcome Desk puts it: “We are here not only for the students, but also for and with the school teams.”

How does OMNES Education support international students ?

The Welcome Desk provides support across a wide range of areas, including:

- housing – guiding students through their housing search, connecting them with OMNES housing partners, and providing practical information about renting in France
- administrative procedures – assistance with visa validation, residence permit renewal, Social Security registration, CAF applications, and more practical life in France – information on banking, health insurance, transport, and daily life
- academic and professional life – support throughout the student journey, from arrival to graduation

On campus, Welcome Desk referents act as privileged points of contact and ambassadors for international students within each school.

They ensure that all communications – emails, documents, intranet pages – are available in English, relay information from the Welcome Desk team, and answer students’ questions throughout the year.

At the start of each academic year, Welcome Desk referents organize :

- pre-arrival webinars to help students prepare before they even set foot in France
- a welcome plenary session (“plénière d’accueil”) dedicated to international students
- drop-in hours (“permanences”) where students can ask questions and receive personalized guidance

Who to contact for housing questions ?

If you have any questions about housing – whether you are still searching, have just signed a lease, or are experiencing difficulties with your accommodation – your Welcome Desk coordinators on campus are your first point of contact.

They can:

- help you understand your housing options and rights as a tenant
- connect you with the appropriate OMNES housing partners
- assist you in navigating administrative procedures related to your accommodation
- provide guidance if you encounter a problem with your landlord or accommodation provider
- refer you to external resources and organizations when needed

All communications from the Welcome Desk are available in English.

Do not wait until a situation becomes critical before reaching out. The Welcome Desk is here to support you at every stage of your housing journey – from your very first search to the day you hand back your keys.



HOW TO FIND YOUR WELCOME DESK COORDINATOR’S CONTACT ?

[Onboarding Program – Welcome to France](#)

“Discover French Culture and campus life” section → “Welcome Desk Coordinators”

KEY TAKEAWAYS

Finding accommodation in France can be challenging, but with the right preparation, you can secure a safe and suitable place before or upon your arrival.

1. Understanding housing in France

- Housing is a key step for your administrative procedures and daily life in France
- You need a stable address to complete important steps (visa, bank account, social security)
- The housing market can be competitive – starting early is essential
- Anticipating your search increases your chances of finding better options and prices

3. Avoiding Scams

- Always verify the legitimacy of a listing before making any payment
- Never send money without a contract or booking confirmation
- Be cautious of offers that seem too good to be true
- Use OMNES housing partners to minimize the risk of scams
- When in doubt, contact your Welcome Desk before proceeding

5. Settling into your accommodation

- Several administrative steps are required before and after moving in (insurance, utility contracts)
- Respecting rules and maintaining your accommodation is mandatory
- Cultural differences may impact housing expectations
- Welcome Desk teams are available to support you throughout your stay

2. When to start your housing search

- April–June (Fall intake) / October–December (Spring intake) are key periods
- Finding accommodation may take several weeks
- Preparing your documents in advance will help you secure housing faster
- OMNES housing partners are here to help you to find accommodation

4. Renting a home in France

- Renting in France follows a structured process (application, lease, move-in)
- A complete application file is essential to secure accommodation
- A guarantor is very often required
- Be prepared to pay several costs at once before moving in (rent, security deposit, booking fees)
- Make sure to check the cancellation policies as well as conditions to see if there're issue with accommodation upon arrival

HOUSING CHECKLIST

Make sure to complete the checklist before, during and after moving-in

1 – Before starting your search

- Define your budget (rent + additional costs)
- Choose your preferred type of accommodation and neighborhood
- Prepare your application documents in advance
- Find and obtain a guarantor solution

3 – Before booking

- Ensure your application file is complete
- Review all required documents (lease and rental terms & conditions)
- Check cancellation conditions

5 – After moving-in

- Complete move-in inspection (“état des lieux”)
- Activate electricity / internet if needed
- Open a bank account
- Apply for CAF housing benefits (if eligible)
- Validate your visa
- Apply for French social security system

2 – During your search

- Start your search early
- Prioritize trusted platforms and OMNES housing partners
- Check carefully all listings and avoid scams

4 – Before moving-in

- Pay first month's rent
- Pay the security deposit
- Pay any additional fees such as booking fees
- Sign the lease agreement
- Subscribe to home insurance

FAQ - HOUSING FOR INTERNATIONAL STUDENT IN FRANCE

Getting started

• When should I start looking for accommodation ?

Start your housing search several months before your arrival:

April to June for a September/October intake

October to December for a February/March intake

Starting early gives you access to more options and better prices, especially in cities where the housing market is highly competitive.

See: [When to start your housing search](#)

• Do I need to secure accommodation before arriving in France ?

It is not always mandatory but strongly recommended. Having accommodation before arrival helps you reduce stress upon arrival, have a stable address, and complete administrative procedures more easily.

If needed, you can use temporary housing solutions when you arrive.

See: [Housing: a key step in your installation](#)

• Can I book accommodation from abroad ?

Yes – and this is the most common situation for international students.

Many platforms and student residences allow you to apply online, submit documents, and sign the lease electronically. This means you might not be able to view the property before moving in, but the listings include photos and sometimes videos and virtual tours of properties.

See: [Steps to rent a home in France & Housing partners](#)

• What are the most common mistakes students make ?

- Starting the search too late
- Sending an incomplete application file
- Trusting unreliable or unverified listings
- Not checking what is included in the rent
- Not reading the cancellation policies
- Anticipation and preparation are key.

See : [Searching for housing & Renting a home in France](#)

Budget & Payments

• How much should I budget for housing ?

- Before moving-in, plan for the following costs:
- First month's rent
- Security deposit (usually equivalent to 1 to 2 months' rent)
- Possible booking or administrative fees

In some types of accommodation (student residences, coliving), utilities such as electricity, internet, or water may already be included in the rent.

See: [Payments to expect](#)

• What is a security deposit and will I get it back ?

The security deposit ("dépôt de garantie") is a sum paid when you move in, usually equivalent to one or two months' rent. It is refunded after you leave, provided no damage is found and the accommodation is returned in good condition.

See: [Payments to expect](#)

• Can I receive financial support for my housing ?

Some students may be eligible for APL housing benefits provided by the CAF.

Eligibility depends on your type of accommodation, residency conditions, and administrative status in France.

According to current information, non-EU international students who are not scholarship holders may no longer be eligible for APL starting from 1 July 2026. Always check the CAF official website for the most up-to-date information.

See: [Housing benefits](#)

• Are utilities included in the rent?

It depends on the type of accommodation:

- Often included : student residences, coliving
- Often not included : private apartments

Always check what is included before booking.

See: [Types of student housing in France](#)

Documents & Application

• What documents are required to rent accommodation ?

- When renting through OMNES housing partners, you will usually need:
- A valid passport or identity document
- An admission letter or proof of enrolment
- Proof of financial resources
- Guarantor documents (if required)
- Preparing your file in advance is essential and can significantly speed up your housing search.

See: [Rental application file](#)

• Can I rent accommodation without a guarantor ?

In France, many landlords require a guarantor. However, international students who do not have a guarantor in France may still find accommodation thanks to specialized guarantee services or housing platforms that provide integrated guarantees.

See: [The guarantor](#)

Rental agreement & Legal questions

• What is a lease and why is it important ?

A lease (“bail”) is a legally binding contract between you and the landlord. It defines the rent, duration, and conditions of your tenancy.

You must read it carefully before signing – never sign a document you do not fully understand.

See: [Signing the lease](#)

• How long can I stay in my accommodation ?

It depends on your lease type:

Student lease: 9 months

Mobility lease: 1 to 10 months

Classic furnished lease: 1 year, renewable

Always check the duration and renewal conditions before signing.

See: [Signing the lease](#)

• Can I change accommodation after arrival ?

Yes, but you must respect the notice period (“préavis”) specified in your lease and follow its cancellation conditions. It is often easier and less stressful to secure stable housing before arrival.

See: [Leaving your accommodation](#)

• What happens if I secure accommodation and my visa is refused ?

Some housing providers offer cancellation options or visa refusal insurance. Always check the specific cancellation conditions before booking and inform your housing provider of your visa situation as early as possible.

See : [Housing & Student visa & Cancellation policy](#)

Moving in & Daily life

• What should I do when I move in ?

Upon moving in, you will need to:

- Complete the move-in inspection (« état des lieux d’entrée »)
- Subscribe to home insurance (mandatory)
- Activate utilities if not included in your rent
- Validate your visa

See: [Settling into your accommodation](#)

• What is the “état des lieux” ?

The “état des lieux” is a document describing the condition of the accommodation at the time of your move-in. It is legally required and very important – it protects you by serving as a reference when you leave. Always check the document carefully and report any existing damage before signing it.

See: [Moving into the accommodation](#)

• Do I need home insurance ?

Yes – home insurance (“assurance habitation”) is mandatory for all tenants in France. It must be arranged before moving in, as proof of insurance is required before receiving the keys. It protects you against damage, accidents, and liability.

See: [Payments to expect](#)

• How do I set up electricity and internet ?

If not included in your rent, you will need to choose a provider, subscribe to a contract, and activate the service. This is usually done after moving in.

See: [Administrative steps after signing the lease](#)

Practical questions

• Can I choose where to live in the city?

Yes, but availability and budget will influence your options. Some areas may be closer to campus, more expensive, or better connected by public transport. Always consider commuting time and transport links when choosing your neighborhood.

See: [OMNES cities and where to live](#)

• How far can I live from campus?

Many students live 20 to 45 minutes away from campus. Living slightly outside the city centre can reduce rent costs and provide more housing options – always check public transport connections before committing.

See: [OMNES cities and where to live](#)

• What should I do if I cannot find housing before arrival ?

You can secure your arrival by renting a temporary housing solution first. This allows you to search more calmly once you are in France. Then, you can liaise with OMNES housing partners to get support finding a permanent solution.

See : [OMNES housing partners & Housing and student visa](#)

• Will housing in France be different from my home country ?

Yes – there can be significant differences in terms of administrative requirements, the need for a guarantor, lease structure, and expectations from tenants. Understanding these differences will help you adapt more smoothly.

See: [Good practices when living in your accomodation & Specific situation](#)

Support

• Can OMNES help me find accommodation ?

Yes. OMNES Education provides support through its Welcome Desk teams on each campus. They can help you understand your options, access trusted housing partners, and avoid common scams.

Students are strongly encouraged to prioritize the housing platforms and partners recommended by OMNES Education.

See: [OMNES housing partners](#) & [The role of the Welcome Desk](#) & [Avoiding scams](#)

• Who should I contact if I have a problem ?

If you have any question or encounter any difficulty related to housing, contact your Welcome Desk team on campus. They are here to support you throughout your housing journey – from your first search to the day you hand back your keys.

See: [The role of the Welcome Desk](#)

VOCABULARY

French	Abbreviation	English
Appartement	Appt.	Apartment / Flat
Une pièce	F1 or T1	Apartment with kitchen, bathroom, and 1 room (living room and bedroom combined)
Deux pièces	F2 or T2	Apartment with kitchen, bathroom, 1 living room, and 1 bedroom
Trois pièces	F3 or T3	Apartment with kitchen, bathroom, 1 living room, and 2 bedrooms
Chambre	Ch. or Chbre.	Bedroom
Cuisine	Cuis.	Kitchen
Cuisine équipée	Cuis. eq.	Fully equipped kitchen
Salle de bains	Sdb.	Bathroom (with bath and/or shower)
Salle d'eau	S. d'eau	Shower room (shower and basin only, no bath)
Douche	Dche.	Shower
Bureau	Bur.	Study room / Office
Balcon	Blc. or Balc.	Balcony
Cave		Basement / Cellar
Rez-de-chaussée	Rdc.	Ground floor (UK) / First floor (US)
Sur cour	S/ cour	Overlooking a courtyard
Immeuble	Imm.	Residential building
Résidence	Rés.	Residential complex / Student residence
Studio		Self-contained unit with one main room, a kitchenette and a bathroom
Duplex		Two-level apartment
Colocation	Coloc.	Shared apartment / Flatsharing
Colocataire	Coloc.	Roommate / Flatmate
Ancien	Anc.	Older building
À rafraîchir	A rafr.	Needs redecoration / light refurbishment
Refait neuf	Ref. nf.	Newly renovated / Fully refurbished
Très bon état	T.b.e.	Very good condition
Confort		Comfortable / With modern amenities
Caractère		Character property – unique or unusual features
Ascenseur	Asc.	Lift / Elevator

Parquet		Hardwood / Wooden flooring
Double vitrage	DV	Double glazing
Vis-à-vis		Facing another building (limited privacy)
Vue dégagée		Open / Unobstructed view
Bail / Contrat de location		Rental agreement / lease
Bail meublé		Furnished lease
Bail mobilité		Mobility lease (1 to 10 months)
Bail étudiant		Student lease (9 months)
Loyer		Rent
Dépôt de garantie / Caution		Security deposit
Quittance de loyer		Rent receipt (issued monthly by the landlord)
Charges comprises	CC or Cc.	Some extra charges included in the rent
Toutes charges comprises	TCC	All charges included in the rent
Hors charges	HC	Charges not included in the rent
Préavis		Notice period (given before leaving the accommodation)
État des lieux		Move-in / move-out inspection report
État des lieux d'entrée		Move-in inspection
État des lieux de sortie		Move-out inspection
Vice caché		Hidden defect (a problem not disclosed by the landlord)
Particulier	PAP.	Private landlord (owner renting directly without an agency)
Bailleur / Loueur / Propriétaire	Proprio.	Landlord / Owner
Agence immobilière		Real estate agency
Syndic de copropriété		Building management company
Règlement de copropriété		Building internal rules
Garant / Caution solidaire		Guarantor
Vétusté		Normal wear and tear
Taxe d'ordures ménagères	TOM	Household waste collection tax
Assurance habitation		Home insurance (mandatory for all tenants)
Aides Personnelles au Logement	APL	Housing benefit provided by the CAF
Caisse d'Allocations Familiales	CAF	French family allowance fund
Relevé d'Identité Bancaire	RIB	French bank account details

Résiliation		Termination (of a lease or contract)
Reconduction tacite		Automatic renewal (of a lease or contract)
Charges		Additional costs on top of rent (water, building maintenance, etc.)
Charges comprises	CC	Some charges included
Toutes charges comprises	TCC	All charges included
Hors charges	HC	Charges not included
EDF / Electricité		Electricity
Gaz		Gas
Eau		Water
Internet / Box		Internet connection
Chauffage		Heating
Chauffage collectif		Shared / Central heating
Meublé		Furnished
Non meuble / vide		Unfurnished
Gardien		Building caretaker / Concierge
Digicode		Keypad entry system
Interphone		Intercom / Door entry system



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– Ne pas jeter sur la voie publique

Last Update : 29/05/2026