

— université  
— LUMIÈRE  
— LYON 2

# ACCOMMODATION GUIDE



UNION EUROPÉENNE

Erasmust+

Enrichit les vies, ouvre les esprits.



La Région

Auvergne•Rhône•Alpes



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## THE INTERNATIONAL STUDENT OFFICE

The International Student Office (BEI) welcomes international students.

Come and see us on both campuses:



#### Berges du Rhône Campus (Lyon)

Bélénos Building, 2nd floor

Tram stop T2 Centre Berthelot or Tram T1 Quai

Claude Bernard

Public : exchange students and non-exchange students



#### Campus Porte des Alpes (Bron)

Maison de l'Étudiant, 1st floor

Office MDE.107

Tram stop T2 Europe-Université

Public : non-exchange students

To make an appointment, book a slot on Affluence:

<https://affluences.com/bureau-des-etudiantes-internationaux/reservation>





## THE STAGES INVOLVED IN FINDING A HOME

### TIMELINE

#### 02 TARGET YOUR SEARCH

Demand in the city centre is extremely high, so there's a risk that you won't find any accommodation, or only at prices that are too high. Prioritise the other districts of Lyon and the surrounding area.

#### 04 PUT TOGETHER YOUR RENTAL LIFE

Prepare your rental file in advance, even if you haven't yet found and / or visited a property. You'll be able to react quickly and submit your application quickly if you find a property that matches your criteria.

#### 06 DON'T GIVE UP

Finding a home that suits you is difficult, but if you persevere, you'll eventually find it. As soon as you spot an advert that appeals to you, have the documents ready so that you can apply quickly.

#### 01 SET YOUR BUDGET

Before you start looking for accommodation, find out about the cost of living and calculate your average budget for each month (rent plus utilities and monthly expenses).

#### 03 DEFINE YOUR NEEDS

Make a list of the criteria your home should meet, ranking them from most to least important.

#### 05 ACTIVELY LOOK FOR SOMEWHERE

You have to be very efficient to spot the housing advertisements that are added day by day. Set aside an hour of your day to scout out properties that might be of interest to you.

It is possible that the difficulty you're experiencing in finding accommodation before the start of the university year is scaring you and that you're making snap decisions as a result. Take sensible precautions; if you see the start of the new school year approaching, opt for temporary accommodation. If you having difficulties to find an accommodation, contact the International Student Office, the team will help you with your search !

## HOW TO TARGET YOUR SEARCH

### THE STEPS INVOLVED: HOW TO GET ORGANISED

Looking for accommodation can be a lengthy process. It is therefore advisable to start looking for accommodation as soon as possible so as to find it before the start of the university year (see [directory p.20](#))

### DEFINE YOUR NEEDS

To effectively target the types of property that could be of interest to you, it is important to take the time to define your needs based on a number of criteria (this is not an exhaustive list):

■ **House criteria** : surface area, furnished or empty accommodation, dishwasher, microwave, etc.

■ **Economic criteria** : rent, agency fees and/or additional property charges, etc.

■ **Geographic criteria** : the location of the property, nearby public transport, etc.

■ **Type of accommodation** : apartment, studio, shared apartment, student room, etc.

#### Good deal:

**SMERRA** assists students in their search for accommodation via (Logifac résidences étudiantes) and (Fac Habitant cohabitation solidaire).

Once you have defined your list, rank the criteria based on how important they are to you and search for accommodation based on this ranking. Bear in mind that you won't necessarily find a home that meets all your criteria, but the main thing is to get as close as possible to meeting them all and find accommodation where you feel at home.



## HOW TO TARGET YOUR SEARCH

### OUR ADVICE

#### STEPS TO FOLLOW WHEN SELECTING AN ACCOMMODATION ADVERT



**1 Select the ads**  
that interest you by location and rent, availability and type of accommodation



**2 Call to check whether the offer you have selected is still available**  
or whether other accommodation of the same type is available



**3 Asks for details of the property that are not shown in the ad :**  
such as the cost of utilities heating method (collective, individual, gas, electric)



**4 From abroad:**  
ask if it is possible to consult photos of the property (on the internet, by email etc.)



**5 Agree a date for visiting the property**  
(if you are unable to attend on the day of the visit, it is advisable to inform the owner or estate agent as soon as possible.)



**6 Prepare the documents you need to provide before visiting the property**  
so that you can apply quickly if the property matches your requirements

## HOW TO TARGET YOUR SEARCH

### VIGILANCE DURING THE RESEARCH

#### STAY ALERT !

When looking for accommodation before you arrive, be careful and **avoid paying before signing a contract**. If possible, visit the property first before making a financial commitment. There are several types of scams (non-exhaustive list):

#### FAKE ADVERTS

Elles sont très fréquentes sur les sites de vente en ligne comme Leboncoin.fr ou sur les réseaux sociaux comme Facebook. L'annonceur présente un bien immobilier avec des photos volées d'un logement qui n'existe pas ou bien qui appartient à quelqu'un d'autre. L'escroc vous demandera généralement de payer une somme d'argent (en liquide, virement bancaire, chèque ou par d'autres moyens) avant de disparaître et de vous laisser sans réponse. Par ailleurs, méfiez-vous des annonces mentionnant « homme seul, recherche colocataire femme ».

#### PRICES THAT ARE TOO HIGH OR TOO LOW

If you see a property where the rent is below or above the average rent in Lyon, beware.

**Rent that's too high:** you have every right to wonder whether the set price is in line with average property prices in Lyon

**Rent that's too low:** check whether the property actually exists or whether it is in good enough condition for you to live in.



#### UNJUSTIFIED CHARGES

The landlord may try to make you pay additional fees that are not specified in the lease agreement, but this is a scam.

**Keep in mind that the rent is agreed upon and specified in the lease agreement:** Please take the time to read it carefully before signing.

**Caution :** You should not pay more than what is stated in the lease agreement.



### VIGILANCE DURING THE RESEARCH

#### UNFIT ACCOMMODATION

Unfit housing is housing that presents risks to the health or safety of its occupant. **It is essential to avoid advertisements for non-compliant premises** such as cellars, garages, attics or any other premises that are not designed to accommodate tenants.

#### THE ABSENCE OF AN INVENTORY OF FIXTURES DOCUMENT

This document, which accompanies the rental contract, **describes the condition of the property and its equipment when the future tenant moves in and out**. Some landlords don't provide this document in order to unfairly extract the security deposit from the tenant at the end of the stay!

#### SECURITY DEPOSIT NOT RETURNED

To avoid your security deposit being deducted when you leave, make sure that the inventory of fixtures is the same as when you arrived. **Keep a copy of the incoming inventory of fixtures signed by you and the landlord.**

This document is important because it **gives a precise description of the state of repair of your home** and enables you to **prove the state of repair when you arrive**;





## HOW TO TARGET YOUR SEARCH

### WHERE TO LIVE IN THE LYON REGION

As in all major cities, the property market in Lyon is varied.

The size of the property, the neighbourhood and the proximity of public transport all have an impact on the rent.

There are several factors to take into account when looking for accommodation: the distance between your future home and your university course, the means of transport available to you and your budget.

There is strong competition for low-cost accommodation in the city centre, close to shops, restaurants, bars and the Berges du Rhône (BDR) campus. Students often want to stay in the city centre at all costs and ignore the surrounding area, good deals outside this zone.

**Don't hesitate to look at towns in the Lyon conurbation such as Saint-Priest, Bron, Vénissieux, Villeurbanne, Oullins, etc**

Lyon is divided into 9 arrondissements, or districts. Postcodes in Lyon all begin with 6900, and the last digit indicates the arrondissement. The postcodes for towns around Lyon are:

Bron-69500; Villeurbanne-69100;  
V é n i s s i e u x - 6 9 2 0 0 ;  
Caluire-et-Cuire-69300; Oullins-69600;  
Saint-Priest-69800 Vaulx-en-Velin-69120  
; S a i n t - E t i e n n e - 4 2 0 0 0  
Sainte-Foy-Lès-Lyon-69110; Vienne 38200.

Greater Lyon benefits from an excellent transport network (Lyon Public Transport - Transports en Commun Lyonnais TCL) and a low-cost public bicycle hire scheme (Vélo'v).

**The city is very walkable.**



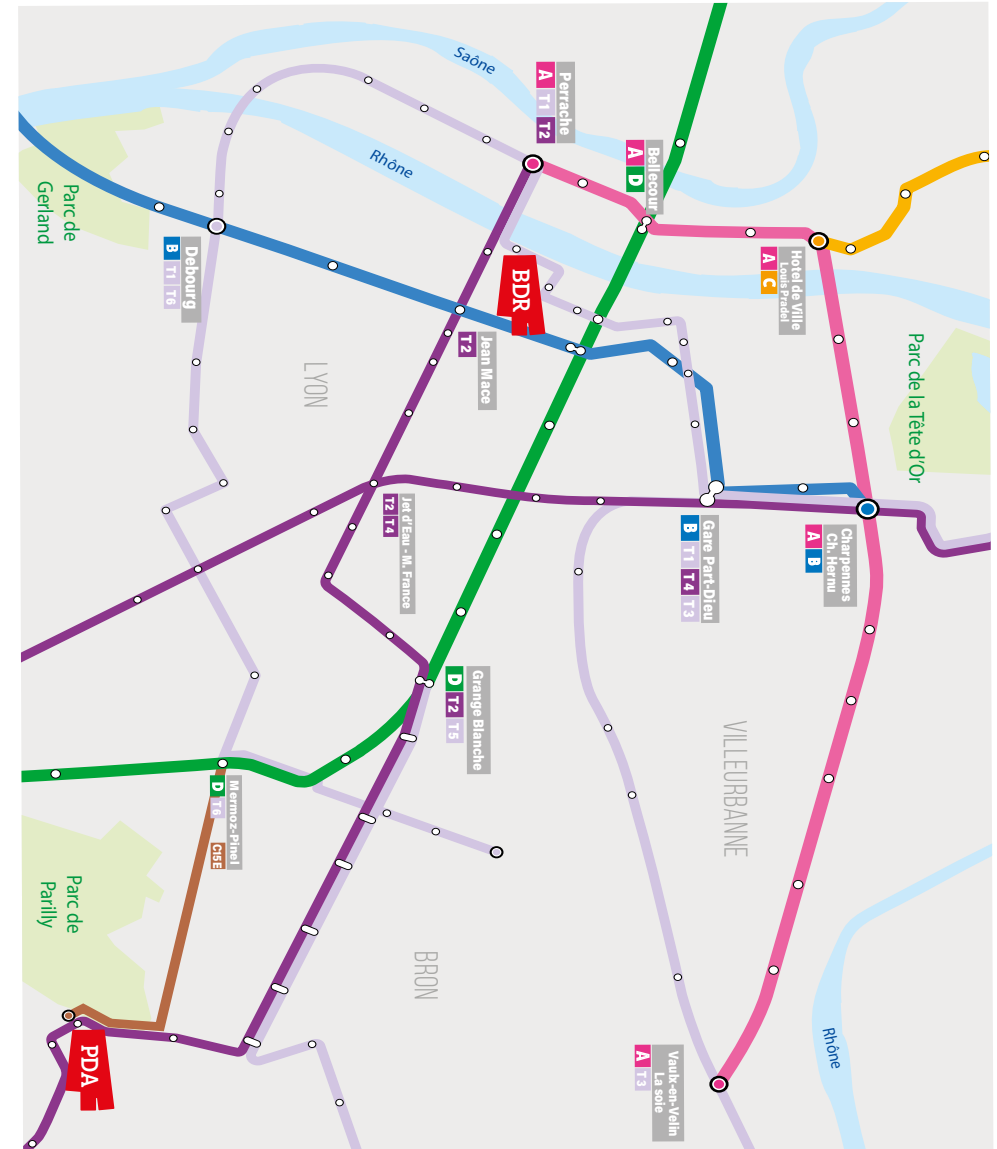
#### Advice:

Don't hesitate to use the «itinerary» function on the Lyon public transport website when you are looking for accommodation.

To get an idea of the train-to-campus, you can download the application to view the routes and means of transport available to you from your phone.

## HOW TO TARGET YOUR SEARCH


### GETTING AROUND LYON WITH THE TRANSPORTS LYONNAIS (TCL) NETWORK



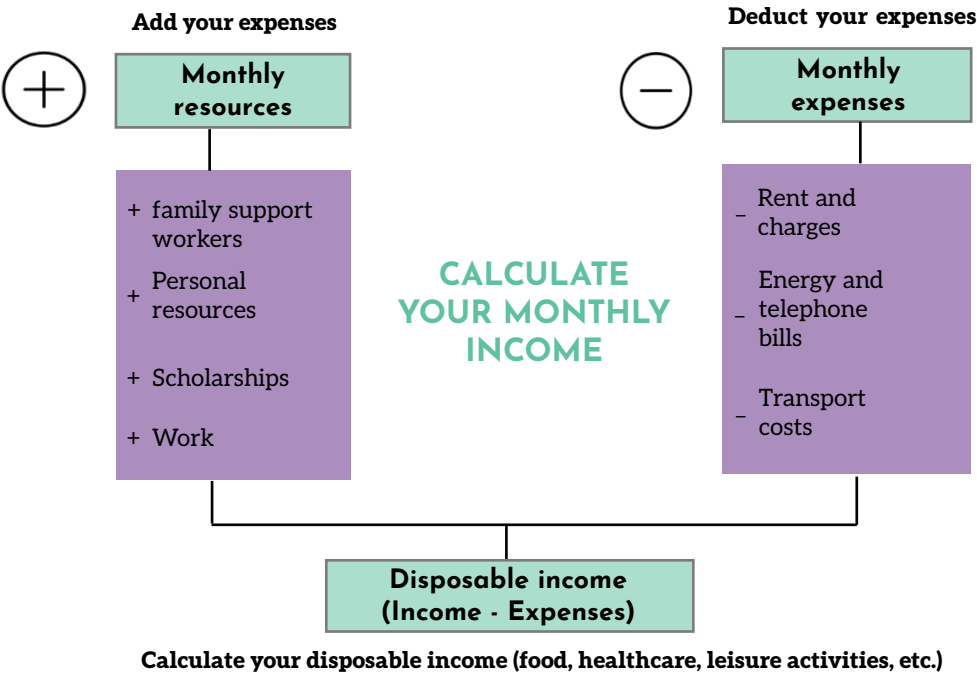
## BUDGET FOR SETTLING IN AND LIVING IN LYON

### THE BUDGET YOU NEED TO PLAN FOR

You need to calculate your budget based on your monthly expenses and your personal resources in order to estimate your monthly budget.

**Caution :** you need to calculate the budget for the first month differently from the rest of the year!

You will have to pay some money before you move into your home, in particular the security deposit, which is paid before the tenancy agreement is signed and is often equivalent to 1 or 2 months' rent in advance. You may also have to pay other additional costs (such as agency fees if you use an estate agent to find the property)



Calculate your budget the easy way: [www.lafinancepourtous.com/outils/calculateurs/calculateur-de-budget-simple](http://www.lafinancepourtous.com/outils/calculateurs/calculateur-de-budget-simple)

## BUDGET INSTALLATION ET VIE À LYON

### LE COÛT PAR TYPE DE BIEN

This is a price estimate based on the type of accommodation you are looking for. **Prices may vary depending on the geographical area (whether you are in Lyon or the surrounding area).**

Depending on the type of accommodation and the cost of the rent, you may choose a **house-share in order to share costs and pay less. Rents also depend on the region in which the property is located.**

PROPERTY TYPE		RENT PRICE
STUDIO	One room incorporating «bedroom», «living room» and «kitchen».	Between 500 and 800 euros
T1/F1	One main room with separate kitchen.	Between 500 and 900 euros
T1/F1 BIS	An open-plan kitchen in the living room and a separate bedroom.	Between 700 and 900 euros
T2/F2	A living room, a separate kitchen or an «open-plan» kitchen, and a separate bedroom. The T2/F2s have a larger surface area than the T1/F1s.	Alone: between 700 and 1200 euros Shared accommodation: between 350 and 600 euros
T3/F3	A living room, a separate or open-plan kitchen, 2 separate bedrooms.	Alone: between 800 and 1800 euros Shared accommodation: between 400 and 900 euros
T4/F4 *	Four rooms, namely a living room, one or more bedrooms, a bathroom and a kitchen.	Shared accommodation : between 1600 and 2400 euros

\* T4/F4 and larger properties are often offered for shared accommodation.

## BUDGET FOR SETTLING IN AND LIVING IN LYON

### ESTIMATING THE BUDGET YOU NEED TO LIVE IN LYON

The average budget for living in Lyon is **around €950 per month**.

Here is a table listing the various expenses to be expected as a rough guide:

RENT (EXCLUDING PUBLIC HALLS OF RESIDENCE)	€500 to €800/month
CIVIL LIABILITY HOME INSURANCE	€60 to €80/year
ELECTRICITY, GAS, WATER	€80 to €100/month
PUBLIC TRANSPORT PASS FOR LYON (TCL)	18-25 years: €25/month 26-27 years: €25/month if student 26-64 years: €74.10/month +€5 carte
MEALS AT THE UNIVERSITY RESTAURANT	From €3.30/meal Under certain conditions: €1
FOOD SHOPPING	€250/month
TELEPHONE/INTERNET	€20 to €40/month

## BUDGET FOR SETTLING IN AND LIVING IN LYON

### ADDITIONAL COSTS

Depending on the type of accommodation, the agency you use or the individual, you will have to pay additional bills. It is therefore **important to take these additional costs into account when looking for accommodation and calculating your budget**.

Please note that the costs shown are for guidance only. Depending on the accommodation and how you find it, you **will have different expenses before you move in and during your stay**.

EXPENSES ASSOCIATED WITH MOVING INTO YOUR ACCOMMODATION	
HOME INSURANCE	You will be required to pay a security deposit and take out compulsory home insurance before signing the lease. You may also have to pay accommodation reservation fees and/or administration fees to your landlord, particularly if you go through an agency. Check with your landlord beforehand.
SECURITY DEPOSIT ( 1 TO 2 MONTHS' RENT)	
AGENCE FEES (FROM €200 TO ONE MONTH'S RENT)	
RESERVATION FEES (BETWEEN 20% AND 50 % OF THE RENT) *	It's important to plan your first month's budget accordingly
INSTALLATION COSTS *	Furnishing and opening of utilities accounts (electricity and internet...)

\* This depends on whether you rent your accommodation through an agency or a platform that charges you extra.



## BUDGET FOR SETTLING IN AND LIVING IN LYON

EXPENSES PAYABLE BY THE TENANT FOR THE REST OF THE YEAR	
ELECTRICITY	The expenses that the tenant has to pay may be included in the rent for the property (including charges), but they may also be expenses to be taken into account in addition to the rent. If some of these charges are not included in the rent, you will need to take the necessary steps to open the electricity, water and gas meters with the suppliers. (see <a href="#">lexicon</a> )
WATER (COLD/HOT)	
GAS	
HEATING (ELECTRICITY/GAS)	

EXPENSES PAYABLE BY THE LANDLORD	
CHARGES FOR BUILDING REPAIRS AND MAJOR WORKS	Some expenses are not your responsibility and must be met by the landlord, especially work that prevents the property from functioning properly. He or she is also responsible for ensuring that communal facilities such as the lift and gates are in good working order.
REPAIRING ACTS OF VANDALISM	
RENEWAL OF WATER AND HEATING SYSTEMS IN APARTMENTS AND COMMUNAL AREAS	

## HOUSE BENEFITS

International students are entitled to housing benefit from the CAF (Caisse d'Allocations Familiales), provided that the lease and rent receipt are in their name. However, **it is possible to obtain housing benefit even if your name does not appear on the lease**, provided that:

- You sign a sublease
- You have the owner's written consent.



**Caution:** For **non-european students**, a **long-stay visa** marked **CESEDA R133-3 6°** is also required.

**The application** can be **made online** on the **CAF website**, as soon as the lease has been signed :

**Caisse d'Allocations Familiales de Lyon**  
**(Lyon Family Allocations Fund)**  
 67 Boulevard Vivier Merle  
 69003 Lyon  
 Monday to Friday from 8am-1pm and 1pm-4pm (closed Thursday afternoon)  
[www.caf.fr](http://www.caf.fr)

## THE VARIOUS TYPES OF ASSISTANCE

There are two types of benefit, which cannot be combined (i. e. you can only receive one type of benefit at a time, even if you are eligible for both):

- L'Aide Personnalisée au Logement (APL) | Personal Housing Benefit
- L'Allocation Logement à caractère Social (ALS) | Social Housing Allowance

They vary according to the rent and the area where the property is located, the tenant's income and family expenses, the type of property and the place of residence. Depending on the rent, assistance can be up to a maximum of 298 euros per month for a single person.

It is paid from the second month for the duration of the tenancy agreement. However, it can take several months to process the application.

For more information on existing housing benefits, see the [Lyon Campus article](#) > student housing benefits:

<https://www.lyoncampus.com/vivre/les-aides-au-logement-etudiant>



### Important advice :

If you have not obtained your residence permit, send your incomplete housing benefit application to the CAF as soon as you have signed your tenancy agreement. You should send a copy of the valid residence permit as soon as you receive it. In the meantime, you can attach your certificate of submission and extension of the application processing time on ANEF (Administration Numérique pour les Étrangers en France).

## BUDGET FOR SETTLING IN AND LIVING IN LYON

### GOOD DEALS IN LYON

As a student, you can benefit from advantages, reduced fares and exclusive offers within the Lyon Metropolitan Area. It can sometimes be difficult to get access to all sorts of amenities (food, hygiene products and other equipment).

There are a number of offers for students who may be facing difficulties. Here are a few examples:

### FOOD ON A BUDGET

ORGANISATION	OFFER(S)
VRAC Lyon Métropole <a href="http://lyon.vrac-asso.org">lyon.vrac-asso.org</a>	Free distribution of food crates
AGORAé Lyon 2 <a href="http://gaelis.fr/agorae-2">gaelis.fr/agorae-2</a>	90% off food products
1CabasPour1Etudiant <a href="http://1cabaspour1etudiant.fr">1cabaspour1etudiant.fr</a>	Sponsorship between a student and a family. Donation of shopping bags of basic necessities
Linkee <a href="https://linkee.co/">https://linkee.co/</a>	Free distribution of food crates
Délivr'aide <a href="http://delivraide.org">delivraide.org</a>	Free delivery of a packed meal and other products directly to your home

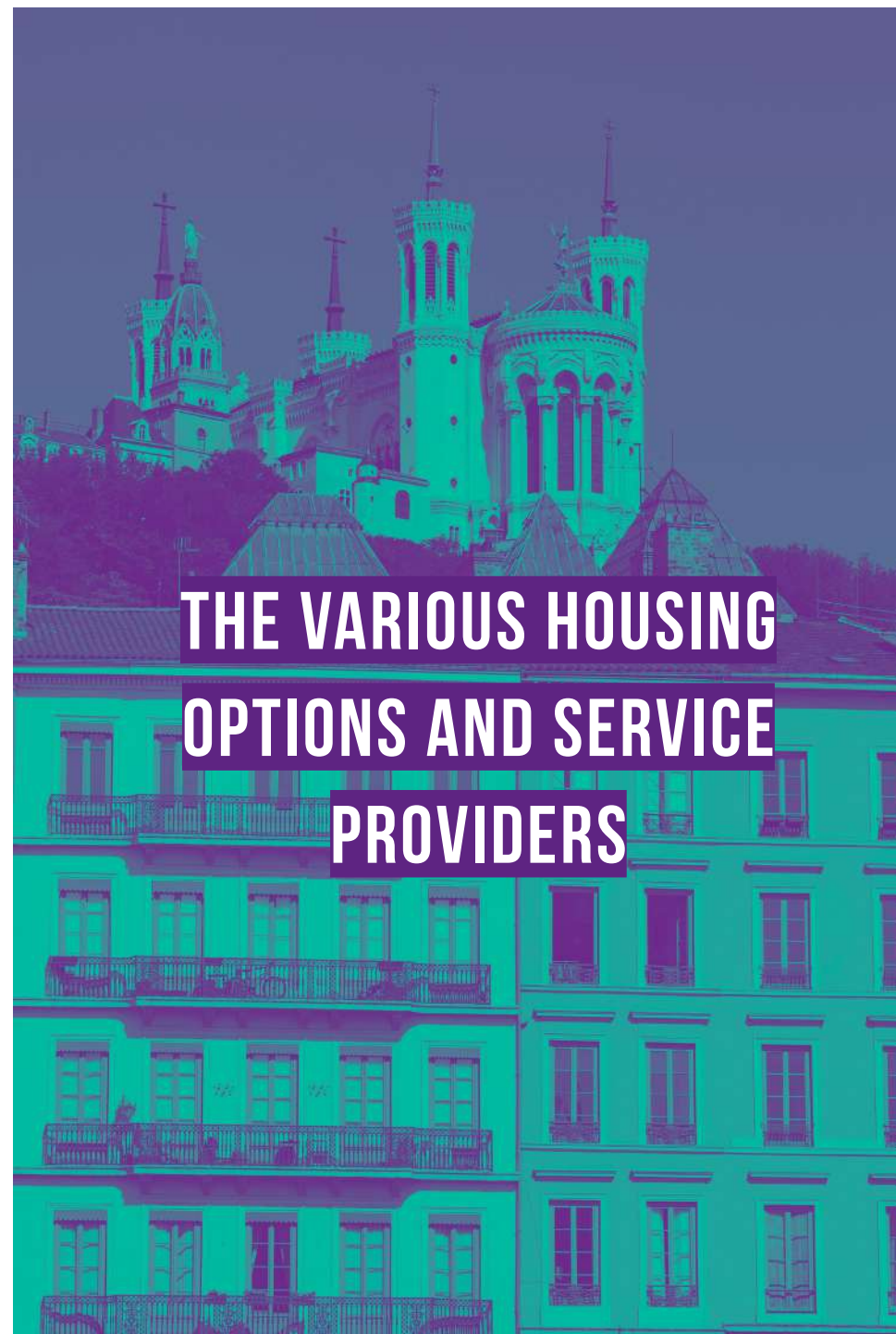
### SHOPS AT STUDENT PRICES

ORGANISATION	OFFER(S)
Papeterie Servet <a href="http://www.pleinciel.fr">www.pleinciel.fr</a>	-10% for students on all in-store purchases, excluding ink and toner cartridges
Pressing du stade 04 78 58 53 17	-15% discount for students
ENVIE Rhône <a href="http://rhone.envie.org">rhone.envie.org</a>	Reconditioned computers, multimedia and household appliances
Laverie Lyon 1 <a href="http://www.laverielyon1.fr">www.laverielyon1.fr</a>	Laundry opens from 7am to 10pm, 7 days a week. Detergent and fabric softener are supplied and injected directly into the machine

More solutions for eating on a budget



More shops with student prices



## TEMPORARY ACCOMMODATION

Despite your best efforts, you may not be able to find accommodation before you arrive in Lyon.

If this is the case, you may need temporary accommodation. The lists below include a number of organisations offering temporary accommodation for less than €40/night, subject to availability.

### FOR YOUNG PEOPLE AND/ OR STUDENTS

#### Bed & CROUS

Students can now stay in university halls of residence for between one night and one month.

[www.bedandcrous.com](http://www.bedandcrous.com)

#### Auberge de Jeunesse Lyon Centre

Vieux Lyon, 41-45 Montée du Chemin Neuf, 69005 Lyon

Phone: +33 (0)4 78 15 05 50

<https://www.hifrance.org/auberges-de-jeunesse/lyon-centre/>

#### Le CISL

103 Boulevard des Etats-Unis, 69008 Lyon

Phone: +33 (0)4 37 90 42 42

[www.cis-lyon.com](http://www.cis-lyon.com)

#### Lyon Campus

Practical information about accommodation and living in Lyon

[www.lyoncampus.org](http://www.lyoncampus.org)

<https://www.lyoncampus.org/contact/>

### PRIVATE UNIVERSITY RESIDENCES

Short or long-term, with furnished rooms and a variety of services (kitchenette, breakfast, internet, etc.) included, depending on the residence.

#### POPINNS

Specific contacts for each residence, available at: [www.popinns.org](http://www.popinns.org).

Phone: +33 (0)4.72.78.03.04 (Monday to Friday, 9.30am to 5pm) / Rental from 2 months.

#### LES STUDELITES

Contacts spécifiques pour chaque résidence, disponibles sur le site : [www.studelites.com](http://www.studelites.com)

Phone: +33 (0)4.75.40.80.25

Rental from 1 to 6 months.

#### STUDEA Nexity

Contacts spécifiques pour chaque résidence, disponibles sur le site :

[www.nexity-studea.com](http://www.nexity-studea.com)

<https://guide-etudiant.nexity-studea.com/>

Nightly, weekly, monthly rental.

#### STUDILOGE

Specific contacts for each residence, available on the website: [www.studilodge.fr](http://www.studilodge.fr)

Location nuitée à partir de 35€/nuit.

Find all accommodation options and service providers via this QR code.



FAQ : Vie pratique en France / logement

## TEMPORARY ACCOMMODATION

### IN PRIVATE HOMES

Please enquire beforehand about prices, which vary. Here are a few examples of services offering accommodation in a private home.

### SHORT-STAY RENTALS

- [www.airbnb.fr](http://www.airbnb.fr)
- [www.abritel.fr](http://www.abritel.fr)
- [www.booking.com](http://www.booking.com)

#### Couch Surfing

Website offering free short-term accommodation with local people, mainly for travellers.

[www.couchsurfing.com](http://www.couchsurfing.com)

#### Morning Croissant

Platform dedicated to medium and long-term accommodation rental.

[www.morningcroissant.fr](http://www.morningcroissant.fr)



## PUBLIC UNIVERSITY RESIDENCES

Managed by the CROUS (Centre Régional des Œuvres Universitaires et Scolaires), rooms in public university halls of residence are given to **scholarship holders, foreign nationals whose tax home has been in France for at least 2 years and Master 2 students as a priority.**

### ROOM ALLOCATION

#### FOR EXCHANGE STUDENTS

**International exchange students must indicate their wish to obtain a room when they register online with the University.**



**Important!** Unfortunately, as the number of places is limited, not all requests can be accommodated.

#### FOR NON-EXCHANGE STUDENTS

**Complete your application for the Dossier Social Étudiant (DES)** at: [www.messervices.etudiant.gouv.fr](http://www.messervices.etudiant.gouv.fr)

### HOUSING ALLOCATION

#### HOW MUCH?

From €150 to €450/month per person per month, depending on the property (excluding any housing benefit).

#### PROPERTY

From 9m<sup>2</sup> furnished single rooms with shared bathroom facilities to 70m<sup>2</sup> shared T5 flats, depending on the residence.

#### HOUSING BENEFIT

If you live in a **CROUS residence**, you may be entitled to **housing benefit**.

### COULDN'T GET A PLACE AT THE START OF THE NEW ACADEMIC YEAR?

Think about short-term rentals. If you have not applied by 31 May or if you have not been allocated a place for the year, from the end of October you can apply for short-term accommodation (until the end of the current academic year).

### QUESTIONS ?

#### Contact CROUS

Department for international students in Lyon.  
Monday to Friday, 9am to 5pm.  
9 rue de la Madeleine, 69007 Lyon  
Phone: +33 (0)4.72.80.13.26 or 13.37

**Hotline CROUS :**  
0972596565  
[www.crous-lyon.fr](http://www.crous-lyon.fr)

#### LOKAVIZ

Student accommodation central

Student accommodation put online by CROUS. The website advertises accommodation from private individuals or in CROUS residences. To see them, you will need to **prove your student status and register on the website: [www.lokaviz.fr](http://www.lokaviz.fr)**

## PRIVATE UNIVERSITY RESIDENCES

More expensive than public university accommodation, private university residences are often the easiest and most practical solution for international students.

Depending on the residence, you may be able to find a studio or shared room.

**Check which services are included (internet, furniture, etc.), as not all residences offer the same services.**

With over fifty residences around Lyon, there are plenty of places to be found! Below is a nonexhaustive list of agencies managing private university residences in Greater Lyon.

#### ADELE

Search engine

More than 100 private university residences in the Greater Lyon area (Vénissieux, Villeurbanne et Bron compris)  
[www.adele.org](http://www.adele.org)

#### CAP'ETUDES

Rent from €391 to €586/month.  
Phone: +33 (0)4 75 81 83 83  
[contact@cap-etudes.com](mailto:contact@cap-etudes.com)  
[www.cap-etudes.com](http://www.cap-etudes.com)

#### CARDINAL CAMPUS

Rent from €360 to €950/month.  
Specific contacts for each residence, available on the website: [www.cardinalcampus.fr](http://www.cardinalcampus.fr)

#### GESTETUD

Rent from €460 to €740/month.  
Specific contacts for each residence, available on the website: [www.gestetud.fr](http://www.gestetud.fr)

#### POPINNS

Rent from 280 to 560/month.  
Phone: +33(0)4 72 78 03 04  
[www.popinns.org](http://www.popinns.org)

#### LES ESTUDINES

Rent from €490 to €900/month.  
Contacts by residence available at:  
[www.estudines.com/ns-contacter.html](http://www.estudines.com/ns-contacter.html)

#### ADOMA

Rent from €466.71 to €606.88  
Phone: +33 (0)1 40 61 42 00  
[www.adoma.cdc-habitat.fr](http://www.adoma.cdc-habitat.fr)

#### RÉSIDENCE LOGIFAC

Rental from €464.31  
Phone: +33 (0)4 81 68 21 00  
[www.logifac.fr](http://www.logifac.fr)

#### RÉSIDÉTAPE

Rent from €394 to €723  
Phone: +33 (0)1 48 99 99 48  
[www.residetape.fr](http://www.residetape.fr)

#### ASSOCIATION PARME

Rent €432.57  
Phone: +33 (0)9 70 75 33 25  
[Associationparme.fr](http://Associationparme.fr)





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## HOUSING FOR STUDENTS

Student accommodation is available through religious communities or congregations. These hostels offer **accommodation from €575 (including charges)**, including half-board (breakfast and evening meal, Monday to Saturday morning).

Find out more about student hostels in Lyon on these websites:

[www.foyers-etudiants-lyon.com](http://www.foyers-etudiants-lyon.com)  
[www.unme-asso.com](http://www.unme-asso.com)

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## HOUSING IN THE PRIVATE SECTOR (VIA HOUSESHARES)

This refers to an **individual who rents out their property directly or through an agency**. There are many offers available, with significant variation in terms of price and quality.

- [www.lokaviz.fr](http://www.lokaviz.fr)
- [lyon.info-jeunes.fr](http://lyon.info-jeunes.fr)
- [www.seloger.com](http://www.seloger.com)
- [www.leboncoin.fr](http://www.leboncoin.fr)
- [www.paruvendu.fr](http://www.paruvendu.fr)
- [www.spotahome.com](http://www.spotahome.com)
- [www.studapart.com](http://www.studapart.com)
- [www.louerayon.free.fr](http://www.louerayon.free.fr)
- [www.immojeune.com](http://www.immojeune.com)
- [logement-etudiant.com](http://logement-etudiant.com)
- [student-place.com](http://student-place.com)

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## INTERGENERATIONAL AND SOLIDARITY HOUSING

Intergenerational and/or solidarity housing **requires your involvement in the day-to-day life of the home**, but also offers you a **wealth of opportunities and experiences you won't find elsewhere**.

These residences **offer you accommodation at a reduced rate in exchange for services** (upkeep of the property, time spent with your «flatmate» in intergenerational housing schemes or your participation in community projects through voluntary work).

To gain access to this type of accommodation, you **need to submit an application** (the associated processing fees are still very affordable), and **possibly attend an «interview» to meet your future flatmates**.

- [www.habitat-humanisme.org](http://www.habitat-humanisme.org)
- [leparisolidairelyon.org](http://leparisolidairelyon.org)
- [afev.org](http://afev.org)
- [ensemble2generations.fr](http://ensemble2generations.fr)
- [www.crous-lyon.fr](http://www.crous-lyon.fr)
- [www.cohabilis.org](http://www.cohabilis.org)
- [caracol-colocation.fr](http://caracol-colocation.fr)
- [student-place.com](http://student-place.com)
- [maisonarticle-1.eu](http://maisonarticle-1.eu)
- [generationsetcultures.fr](http://generationsetcultures.fr)



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## FAMILY HOMES

The student is **housed with a family in exchange for services** such as babysitting, tutoring, homework help, etc.

The **rent is low or non-existent**. You need to **take a close look at the accommodation conditions** set by the individual renting out accommodation.

- [cohomly.com](http://cohomly.com)
- [www.toitchezmoi.com](http://www.toitchezmoi.com)
- [www.pap.fr](http://www.pap.fr)

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## WEBSITES FOR FINDING RENTALS, ROOMMATES, CLASSIFIED ADS, AND PRIVATE RESIDENCES

**Never give money to get access to an advertisement or the owner's contact details.**

- [www.immojeune.com](http://www.immojeune.com)
- [www.lesiteimmo.com](http://www.lesiteimmo.com)
- [www.appartager.com](http://www.appartager.com)
- [www.location-etudiant.fr](http://www.location-etudiant.fr)
- [www.pap.fr](http://www.pap.fr)
- [www.lacartedescolocs.fr](http://www.lacartedescolocs.fr)
- [www.seloger.com](http://www.seloger.com)
- [www.leboncoin.fr](http://www.leboncoin.fr)
- [www.paruvendu.fr](http://www.paruvendu.fr)
- [www.spotahome.com](http://www.spotahome.com)
- [www.studapart.com](http://www.studapart.com)
- [www.locservice.fr](http://www.locservice.fr)
- [www.initiall.immo](http://www.initiall.immo)
- [www.locetcoloc.fr](http://www.locetcoloc.fr)
- [www.colocation-adulte.fr](http://www.colocation-adulte.fr)
- [erasmusplay.com/fr](http://erasmusplay.com/fr)



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## INTERMEDIAIRES

### CRIJ

66 Cours Charlemagne | 69002 LYON  
Phone: +33 (0)4 72 77 00 66  
[www.crijrhonealpes.fr](http://www.crijrhonealpes.fr)

### CLLAJ LYON

3, rue de l'Abbé-Rosier | 69001 Lyon  
Phone: (0)4 72 07 87 17  
[www.rhonealpes-uncllaj.org/lyon](http://www.rhonealpes-uncllaj.org/lyon)

### CROUS

59, rue de la Madeleine | 69007 LYON  
Phone: +33 (0)4 72 80 17 70  
[www.crous-lyon.fr/logements/](http://www.crous-lyon.fr/logements/)

### CLLAJ DE L'EST LYONNAIS

8, rue du 8 mai 1945 | 69800 St Priest  
Phone: +33 (0)4 37 25 02 19  
[www.rhonealpes-uncllaj.org/est-lyonnais/](http://www.rhonealpes-uncllaj.org/est-lyonnais/)

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## ASSOCIATIONS

### ESN COSMO LYON

Maison des Etudiants  
25 rue Jaboulay | 69007 Lyon  
Tél : 04 37 37 43 00  
[contact@cosmolyon.com](mailto:contact@cosmolyon.com)  
<https://lyon.esnfrance.org/>

### IStudent LYON

Facebook.com/lyon.erasmus  
[contact@istudent.fr](mailto:contact@istudent.fr)  
<http://istudent.fr/>



## SUBLETTING / WHAT IS THE SUBLETTING?

If you **rent out a property - a studio, flat or shared room - without signing a lease** (a rental agreement), you are considered to be subletting. Even if **you are in contact with the landlord, if you do not sign a contract, you are subletting.**

**Subletting is prohibited in France, unless the owner of the flat (a private individual or a property management company) agrees to it in advance.** If you **sublet a property without the owner's agreement, you will not benefit from the protection or assistance offered to tenants** (CAF, insurance for your property, etc.).

**Good news:** Subletting with the agreement of the landlord is becoming increasingly common in France! And this is good news for students taking part in international exchanges!

The number of students going on exchange or doing work experience (abroad or simply in another French city) is constantly increasing. Leaving on an exchange or work placement means leaving temporarily. And when you want to leave, you don't always want to hand back the key to an apartment, even if renting is expensive, because finding an apartment can be difficult.

In response to this need, a large number of companies now offer services to facilitate apartment «swaps». Depending on the terms and conditions, it is not always necessary to carry out a genuine swap: you can rent out your flat to other students or not (only if you wish), and look for an apartment in your exchange/internship city.

This **accommodation may be available**

**for a few days, half a year or a year.** To take advantage of this service, you do **not need to have rented out your original apartment.**

### Housing Anywhere

Short term, semester or year possible  
[www.HousingAnywhere.com](http://www.HousingAnywhere.com)

### Student place via son dispositif Switch my room

Student-to-student rental and subletting platform  
[student-place.com](http://student-place.com)

### Swwitch

An agency specialising in sub-letting  
[swwitch.fr](http://swwitch.fr)



## VISITING A PROPERTY



## VISITING A PROPERTY

### QUESTIONS TO ASK

**Prepare your questions** before the visit so that you don't miss anything and **check that the property matches the advert**.

Ask for an initial meeting with the landlord (owner, estate agent, etc.) and keep these questions in mind.

Get **confirmation of the meeting place** and the name and telephone number of your contact person.

- What is the surface area of the property in m<sup>2</sup> ?
- It is furnished or unfurnished accommodation?
- When will it be available?
- How much is the rent?
- What area is it in and what public transport links are there nearby?
- What do the charges include? (Please note: charges do not always include electricity, water and heating!)
- How much is the security deposit?
- Do you need a guarantor? If so, do you accept guarantors like Visale ?
- Are there any other charges (fees, administration costs, etc.) ?
- If you have a disability: what access is there to the building and/or floors (stairs, lift, etc) ? Is access to the building suitable?

### POSSIBLE QUESTIONS FROM THE LANDLORD

The landlord will have a few questions to ask you during your first meeting with them (by telephone or e-mail) and during the visit to the property. **Be prepared to answer any questions so that you're not caught off guard.**

If you like the property at the end of the visit, have your **rental file ready so that you can sign the rental agreement straight away.**

- Are you a student? An employee?
- What are your financial resources?
- Do you have a guarantor? Physical or Visale ?
- Are you already a tenant somewhere?

#### Good deal:

Website **VisitItForMe** allows you to **visit a property with someone you trust** and **facilitates contact with reliable people** for your rental search.



## YOUR HOUSING VISIT CHECKLIST

With the help of this housing visit checklist to guide you during your housing visits, you can **pay attention to the details and questions that should help you in determining your choice of home**. This housing visit checklist is for guidance only and can be customised to suit your needs.

Practical information about your accommodation	
Landlord/owner contact (name + telephone number)	
Home address	
Neighbourhood	
Date of availability	
Description of the accommodation	
Type (studio, T1, etc.)	
Unfurnished / furnished	
Single / shared	
Floor	
Lift / Staircase	
Accommodation costs (compulsory/additional)	
Rent	
Charges (which charges are included ?)	
Security deposit (amount)	
Fees (application / agency)	
Your personal impressions	
The atmosphere in the accommodation	
Neighbours	
Rooms (personal/communal)	



## MOVING INTO YOUR APARTMENT

### BEFORE YOU MOVE IN

#### KNOW YOUR RIGHTS

As a **student tenant**, you have **rights that your landlord must respect**.

Your rights may relate to your lease, your housing and your day-to-day life in your housing.

Your rights as a tenant:

■ You must have a **decent home** and in **good condition** that you can live in it **safely**;

■ The **landlord is responsible for major repairs to the property** and the communal areas of the building;

■ The **landlord must keep you informed if they decide to revise the rent** in the tenancy agreement;

#### CONTACT DIRECTORY

If you have any questions about your rights and obligations as a tenant, please contact one of the agencies below.

##### **ADIL du Rhône - Lyon**

9, rue Vauban, 69006 Lyon

[www.adil69.org](http://www.adil69.org)

To make an appointment:

Phone: +33 (0)4.78.52.84.84

The Rhône Housing Information Agency (ADIL) **offers comprehensive, personalised advice on housing matters**, including relations with professionals, procedures for obtaining social housing, contracts, lease insurance, rent and service charges, and home ownership. It's a **mine of information on legal, financial and tax issues**. It also provides an **overview of the housing on offer**.

##### **ANIL**

National Agency for Housing Information (Agence Nationale pour l'Information sur le Logement)

[www.anil.org](http://www.anil.org)

##### **ADELE**

Association for the Economic Development of Student Housing (Association pour le Développement Économique du Logement Étudiant)

[www.adele.org](http://www.adele.org)

##### **LOCA-PASS**

Provides support to help you become a tenant: [www.actionlogement.fr/l-avance-loca-pass](http://www.actionlogement.fr/l-avance-loca-pass)



## BEFORE YOU MOVE IN

### CONSTITUER SON DOSSIER LOCATIF

Before you move in, you need to put together your rental file. You should prepare this file well in advance of your property search and/or visit.

The better prepared you are, the quicker you'll find a home that meets your expectations.

### CHECKLIST OF FORMALITIES

The documents making up the rental file that you will most often be asked to provide are:

#### DOCUMENTS TO BE PROVIDED



**A photocopy of your identity document**  
(ID card, passport or residence permit)



**Proof of students status**  
(Student card or school certificate)



**Your bank details (RIB)**



**Proof of address**  
signed and dated within the last 3 months. \*



**Vos justificatifs de ressources**  
(tax assessment, employment, contract, last three pay slips, etc.) \*\*



**A guarantee deed (Guarantor)**  
by a natural or legal person or the Visale guarantee

\* If you are **unable to provide this document**, please provide a written document explaining your situation and a **sworn statement of address instead**.

\*\* In case of an internship or university exchange, **you can provide your internship agreement or your letter of admission for your studies at l'Université Lumière Lyon 2**.

## BEFORE YOU MOVE IN

### FIND A GUARANTOR

Most landlords require a guarantor. This person can either be a **resident of France (someone who undertakes to pay your rent if you are unable to do so)**, or a **French organisation prepared to act as your guarantor**.

#### Physical guarantor

Whether or not the guarantor is of French nationality, if you have a **guarantor residing in France, here is an indicative** (but not definitive) list of the documents he/she must provide:

- Copy of family record book
- Bank or post office details
- Photocopy of the last 3 proofs of income (as a general rule, the landlord requires the tenant or their guarantor to provide proof of net monthly income, i.e. after tax, of an amount equal to or greater than 3 times the rent).
- Photocopy of the last rent or property tax receipt (if owner)
- Photocopy of the tax or non-taxation notice for the previous year
- Photocopy of identity card

### DON'T HAVE A GUARANTOR LIVING IN FRANCE?

#### Visale

The **VISALE scheme is open to all students under the age of 30**, regardless of the type of accommodation they live in (private landlords or student residences).

**VISALE is a free Action Logement scheme.** The VISALE procedure **is compulsory for exchange students applying to the CROUS for university residence**.

For more information, visit the website: [www.visale.fr](http://www.visale.fr)

**Tip:** if you are over 30 and don't have a physical guarantor, you can turn to your bank or private platforms **Garant me**.

#### Bank guarantee

The **bank undertakes to pay any rent not paid by the tenant** (who now holds an account with the bank).

You will be **obliged to block a certain amount of money, which may be negotiable**. The amount of money that needs to be blocked depends on the bank, but it is **calculated on the basis of a certain number of months' rent** (the equivalent of a few months' rent up to a sum equivalent to the amount of rent for the duration of the lease).

Application fees range from €20 to €100. Contracts are subject to an annual fee equivalent to 1 to 2% of 12 months' rent for one year's bank guarantee.



## BEFORE YOU MOVE IN

### THE TENANCY AGREEMENT

The tenancy agreement is the document that sets out all the details of the property you are going to occupy. You would normally expect to find the following information in your tenancy agreement:

- The name and address of the owner and their authorised representative;
- The name of the tenant or tenants;
- The word “bail d’habitation” (residential lease) ;
- The date on which the lease contract begins to apply and its duration;
- A precise description of the property and its facilities (address, living area, balcony...);
- The amount of the rent and the method of payment (bank transfer, etc.);
- The amount of security deposit;
- The amount of the last rent paid by the previous tenant;
- An incoming inventory of fixtures and a certificate of home insurance, which will be attached to the tenancy agreement when it is signed..

**Please note:** the landlord does **not** have the right to include the following information on the lease contract:

- > A **home insurance policy of their choice**, which they impose on you ;
- > A **ban on visits from people who do not usually live under your roof**;
- > To **hold you automatically responsible for any damage** to the property;
- > To **dictate how you pay your rent**.



## BEFORE YOU MOVE IN

### THE SECURITY DEPOSIT

The security deposit is a sum paid before you move in. This sum must be paid directly to the landlord by the tenant or by an intermediary organisation such as Action Logement or Fonds de Solidarité pour le Logement. **The amount must be stated in the tenancy agreement when it is signed.** The amount can vary between 1 or 2 months' rent excluding charges (depending on whether the property is furnished or empty).

**Payment of this sum will cover any damage to the property that is discovered when you leave.** Damage due to normal wear and tear of the property or damage already noted at the time of the incoming inventory of fixtures **does not constitute grounds for non-refund of the security deposit.**

This **sum will be returned to you in full or in part no later than 2 months after your actual departure** from the accommodation and the handover of the keys.

**Advice:** If your landlord refuses to return your deposit without a valid reason, find out how to proceed on the [website of service-public.fr](https://www.service-public.fr)

### THE GUARANTEE DOCUMENT

The financial guarantee, which is often confused with the security deposit, **does not involve the payment of money to the landlord.** It is a **legal document that stipulates that a person or organisation, known as a financial guarantor or third-party guarantor, undertakes in writing to pay the rent in the event of default or inability on the part of the main tenant.**

The guarantor is therefore the person or organisation taking on this responsibility. For more information, visit the website: [service-public.fr](https://www.service-public.fr)





## BEFORE YOU MOVE IN

### INCOMING INVENTORY OF FIXTURES

The move-in inventory must be carried out when the keys are handed over (often on the day the lease is signed) and attached to the lease agreement. **This is a crucial step, as the return of your security deposit depends on this document.**

The **landlord and tenant must draw up the inventory together**, sign the document, and **make two copies for each party**. This document must include a clear and detailed description of the property.

It is **important to note everything clearly and in detail** (the condition of the floors, ceilings, equipment, stains, cracks, etc.) to avoid any disputes when you move out (final inventory). **Be very attentive to any damage and inform the agency or the owner as soon as you notice a problem.**

**If the damage or defects are not noted at the outset, the owner may decide to retain part or all of the security deposit.**

**Tip:** take photographs of any damage to the property and add them to the incoming inventory of fixtures, which will be attached to the tenancy agreement. Make sure there are **two identical versions**: one for you and one for the landlord.



## SETTLING INTO YOUR HOME

### TAKE OUT HOME INSURANCE

**Home insurance is mandatory before moving into the property and will be required before signing the lease.**

Home insurance provides **financial protection against any damage** that may be caused to your home or personal belongings (flooding, fire, etc.).

**Liability insurance may be included in your home insurance policy. Liability insurance may be required for school trips..**

### HOW DO I TAKE OUT STUDENT HOME INSURANCE ?

You need to assess your specific needs before choosing your home insurance. Then you need to compare the offers and choose the one that's best for you.

You can take out home insurance with:

- A private insurance company (SMERRA, LMDE, HEYME, etc.)
- Your bank

You can also compare offers online via specialist sites such as [selectra.info](https://selectra.info) or [lelynx.fr](https://lelynx.fr).



## SETTLING INTO YOUR HOME

### CONNECTING THE GAS, WATER AND ELECTRICITY SUPPLY

If water, gas and electricity are not included in the charges, i.e. in the rent for the property, then you **will need to take the necessary steps to gain access to these utilities.**

These **procedures are carried out by telephone or online.** You will need the **meter number and, if applicable, the name of the previous tenant...**

■ GDF SUEZ (gas) : 09 69 399 993 \* or [particuliers.engie.fr](http://particuliers.engie.fr)

■ EDF (electricity) : 3004 or [edf.fr](http://edf.fr)

■ Direct Energie (gas and/or electricity) : 0 970 806 969 \* ou [www.totalenergies.fr](http://www.totalenergies.fr)

■ Veolia (eau) : 0 810 000 777 \* or [eau.veolia.fr](http://eau.veolia.fr)

■ Eau du Grand Lyon (eau): +33 (0) 9 69 39 69 99 \* or [agence.eaudugrandlyon.com](http://agence.eaudugrandlyon.com)

\* Chargeable number - price of a local call per minute

### FURNISHING YOUR APARTMENT

It's not always easy to furnish your home when you move in, especially if you're moving into unfurnished accommodation. Here are some good ideas for cheap furnishings and equipment.

### BUYING SECOND-HAND

It will cost you less to buy second-hand equipment or furniture, especially as you won't necessarily be able to return the items you've bought once you have completed your higher education studies. So it's better to buy functional items rather than new ones!

- [emmaus-lyon.org](http://emmaus-lyon.org)
- [www.fndsa.org](http://www.fndsa.org)
- [www.leboncoin.fr](http://www.leboncoin.fr)
- [rhone.envie.org](http://rhone.envie.org)
- [trira.com](http://trira.com)
- [www.geev.com](http://www.geev.com)
- [mytroc.fr](http://mytroc.fr)
- [www.pucesducanal.com](http://www.pucesducanal.com)

### LENDING, BARTERING OR DONATING ITEMS

Some associations have set up grants for the most disadvantaged students to enable them to **buy equipment without paying any money or at very low prices:**

- [esnlyon.org](http://esnlyon.org)
- [www.eco-loc.com](http://www.eco-loc.com)
- [www.helloasso.com](http://www.helloasso.com)
- [www.toutdonner.com](http://www.toutdonner.com)
- [donnons.org](http://donnons.org)

### TELEPHONE AND INTERNET SUBSCRIPTION

If you wish to open an internet connection (not always included in the accommodation charges) and a telephone line, you **will need to arrange this with a telephone/internet operator:** Orange, SFR, Bouygues, Free, Sosh, etc.



## LEAVING YOUR ACCOMMODATION

### HAVE YOU FINISHED YOUR STUDIES IN LYON? ARE YOU MOVING HOUSE SOON?

Before you leave your home, there are a few things you need to do to leave with peace of mind .

### PLANNING YOUR DEPARTURE

It is important to **respect the month's notice specified in the lease agreement**. One month's notice is the period **between the tenant's notice to leave and the actual date of departure**.

You must **send a registered letter with acknowledgement of receipt to your landlord or letting agency at least 1 month in advance to notify them of your departure** (3 months in advance if your property is located outside Lyon and its conurbation.)

#### Advice:

Remember to **declare your change of address online** and in a single operation to **several organisations (CPAM, CAF, EDF, etc.)** sur [le site du service-public.fr](https://www.le-site-du-service-public.fr)

### OUTGOING INVENTORY OF FIXTURES

Before agreeing a day to carry out the inventory of fixtures, you should clean the flat thoroughly and check that you have not caused any damage.

If any damage has occurred, you should carry out any necessary repairs (e.g. repair a tap).

You must be accompanied by the landlord on the day of the outgoing inventory of fixtures. Together, you will agree on a day to tour the property with the incoming inventory of fixtures form, so make sure you have a copy of this document.

#### Advice:

Check with the agency or landlord to **find out exactly what will be required of you during the exit inventory**.

### CANCELLING CONTRACTS AND SUBSCRIPTIONS

Don't forget to cancel your telephone/ internet subscriptions and your water, electricity and gas **contracts with the suppliers you have subscribed to** , so that **you don't continue to pay for a home you no longer occupy**. Plan ahead by taking the necessary **steps 1 or 2 months in advance**.

## LEAVING YOUR ACCOMMODATION

### RETURNING YOUR SECURITY DEPOSIT

The **landlord must return the security deposit to you within 1 month of completing the outgoing inventory of fixtures** and you **returning the keys**, or **2 months later** if the **landlord has noted any damage and must deduct it from the security deposit**.

#### Advice:

In the event of a dispute, you can obtain information from legal associations or from the following website: [le site du service-public.fr](https://www.le-site-du-service-public.fr)





# DEFINITIONS AND GLOSSARIES

## ACCOMMODATION

**Canut:** A style specific to the Croix Rousse district, these are the former workplaces of silk weavers known for their very high ceilings, now converted into flats.

**Chauffage / Heating:** The heating system may run on natural gas or electricity. Electric heating is often more expensive than gas heating.

**Duplex :** A two-storey flat.

**Équipé ou Non-Équipé / Equipped or Non-Equipped :** A furnished flat is rented with everything you need to live already installed (sofa, bed, desk). In an unfurnished flat, you need to bring your own furniture.

**Meublé vs. Non-Meublé / Furnished or Unfurnished:** The kitchen may or may not be equipped with an oven, fridge, etc. Often «non-equipped» kitchens have just one sink with a cupboard underneath.

**Be careful:** Furnished flats can be more expensive as you pay for normal wear and tear and the deposit is also more expensive.

**Mezzanine :** An apartment with one “floor” open to the space below, high enough to allow movement.



## LEGAL AND ADMINISTRATIVE

**Assurance Multirisques Habitation / Comprehensive home insurance:** It covers you in the event of damage to your accommodation or your belongings.

**Bail / Lease:** Rental contract drawn up between the landlord and the tenant specifying their respective rights and obligations.

**Charges Comprises / Charges included:** Some properties include utilities (electricity, water, heating) in the total rent.

**Dépôt de garantie / Security deposit:** A sum of money to be paid when the lease is signed, which is returned to the tenant when he/she vacates the premises if he/she has paid the rent correctly and has not damaged anything in the flat (at least equal to one month's rent).

**État des lieux (d'entrée et de sortie) / Incoming or Outgoing inventory of fixtures:** Document signed by the owner (or the management company) = the property management company responsible for maintenance and collection of rent and charges) and the tenant, who describes the condition of the flat.

**Frais de dossier / File administration costs:** Fees to be paid if you rent your home through an estate agent (approximately €12 to €15 per square metre of living space).

**Garant / Guarantor:** A person resident in France or an organisation acting as guarantor.

**Quittance de loyer / Rent receipt:** A document showing the sums paid by the tenant for a given period.

# APPENDICES



Consult the interactive map of the city of Lyon with house price levels by geographical area.



Download the TCL mobile application to find your way around Lyon and its public transport network more easily.

## USEFUL NUMBERS

**115 :** For information on emergency accommodation and basic needs

**112 :** Emergency services from a mobile phone

**15 :** Samu / Ambulance

**17 :** Police

**18 :** Fire brigade

**+33 (0)4 72 11 69 11 :** Poison control center



## INTERNATIONAL RELATIONS OFFICE

### INTERNATIONAL STUDENT OFFICE

Berges du Rhône Campus / Lyon  
Porte des Alpes Campus / Bron

Contact and additional information

#### CREATION:

Direction des Relations Internationales et Direction de la Communication, de l'Événementiel et du Protocole  
Université Lumière Lyon 2 - Ne pas jeter sur la voie publique - IPNS

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