

## The little dictionary about housing

You are currently looking for accommodation but the terms and abbreviations used can sometimes make it difficult to read the advertisements. To help you, here is a non-exhaustive list of the vocabulary generally used in property advertisements.

**ASSURANCE HABITATION:** Insurance to cover any damage (water damage, fire, etc.) that has occurred in the accommodation or caused to another accommodation. It is **mandatory**. It is possible to take out this insurance with an insurance company, a bank or with students' health coverage programs.

**BAIL OU CONTRAT DE LOCATION:** Contract signed between the tenant and the lessor. It establishes the obligations of each party and the terms of the lease (duration, price, monthly rental charges, notice period, amount of the security deposit, renewal terms). For shared accommodation, either a single contract is signed by several people, or the owner prepares several individual contracts.

**CESSATION OU RUPTURE DE BAIL:** The tenant may terminate the lease at any time provided that the **notice period** stipulated in the rental agreement is respected. The notice must be sent to the landlord by "registered post with acknowledgement of receipt".

**CHARGES LOCATIVES MENSUELLES:** Charges related to the accommodation including maintenance of common areas (lift, stairwell, green areas, security, cleaning of common areas, etc.). Charges may be included in the rent or specified in the rental agreement. Do not confuse them with energy consumption charges such as water, electricity and gas, which are charged by independent agencies.

**COLOCATION:** Sharing accommodation (furnished or unfurnished), rent and charges with other people (flatmates). There are two types of leases in the case of a shared accommodation:

**The tenants all appear on the same lease.** The landlord can add a solidarity clause so that if one of the flatmates fails to pay, the other flatmates are held responsible and must pay the outstanding rent.

**Each tenant has his or her own rental agreement** for the rental of a room in a flat. It is not

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legally a shared accommodation. There is no solidarity clause.

**DÉPÔT DE GARANTIE OU « CAUTION »:** Amount of money paid to the lessor on signing the contract. It will be paid back within a maximum of two months after the tenant's departure. The amount may not exceed one month's rent excluding charges for unfurnished accommodation and two months for furnished accommodation. It can be collected by the lessor if damage is noticed at the time of the moving out inventory of fixtures. Damage will be charged to the outgoing tenant and the amount will be deducted from the security deposit.

**ÉTAT DES LIEUX:** Visit with the landlord (or lessor) on moving in, as well as on moving out. Its purpose is to establish the conditions of the accommodation on arrival and will be used as a reference on departure for the return of the security deposit. It must be signed jointly. If the accommodation is furnished, the inventory of fixtures must be completed by an inventory of the furniture.

**GARANT:** Name given to the natural person (family member, friend, third party) or legal entity (companies, banks, associations) who undertakes to pay the tenant's rent in the event of the latter's insolvency. The guarantor must prove his or her means either by presenting the last three pay slips or by providing his or her last tax assessment.

**HONORAIRES / FRAIS D'AGENCE:** If the landlord hires an estate agency or a professional to carry out the inventory of fixtures, a fee will be charged for the signing of the lease and the inventory of fixtures. These costs are regulated by law: maximum €10/m<sup>2</sup>.

**QUITTANCE DE LOYER:** Monthly receipt, written by the lessor, proving payment of the rent. It can be used as proof of address for administrative procedures. It is issued free of charge on request (a charge may be applied for sending the document).

**TAXE D'HABITATION:** Tax to be paid by the tenant, the amount of which varies according to their place of residence, their situation (single, couple, employee, etc.) and the characteristics of the accommodation occupied on January 1st. **This tax only applies to private sector housing.** Students living in CROUS residences do not have to pay it.