



Housing Guide

International students and researchers

2021-2022



University of **Strasbourg**

International University **House**

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Université

de Strasbourg

Finding accommodation in Strasbourg

Finding accommodation in Strasbourg involves planning ahead and budgeting accordingly. There are several options: the housing stock owned by the University of Strasbourg, university residences (Crous), private student residences, halls of residence, or even rental offers from individuals.

Whether you are a **student, PhD student, post-doctoral student, lecturer, researcher or visitor to the University of Strasbourg**, this guide will help you find accommodation.

Découvrez les différentes propositions d'hébergements en fonction de votre profil, de votre durée de séjour, de votre budget et de vos besoins.

Retrouvez également les dispositifs d'aide au logement et des conseils pratiques pour faciliter vos démarches (trouver un logement, y entrer, l'occuper et le quitter) You will also find information on housing assistance programmes and useful tips to make your search easier (finding, moving into, living in and moving out of accommodation).

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KEY

€ : monthly rent of less than €300

€€ : monthly rent between €300 and €500

€€€ : monthly rent of more than €500

 : reduced rate for students and staff of the University of Strasbourg

APL : eligibility for the CAF ("Caisse d'Allocations Familiales", equivalent to the benefits office) personalised housing assistance

 : accessibility for people with disabilities

CAUTIONARY NOTE

PLEASE NOTE!

This housing guide is an information medium provided by the International University House, the international reception service of the University of Strasbourg. However, it is your responsibility to check the seriousness and authenticity of each accommodation offer.

Do not pay any amount of money until you have visited the accommodation or signed a rental agreement. Some landlords require a cheque or bank transfer to reserve the accommodation. This practice is illegal in France. For advice or legal assistance on housing matters, you can contact the ANIL (National Agency for Housing Information) for free:

<https://www.anil.org/>

Under any circumstances, and for no reason whatsoever, the University of Strasbourg shall not be held liable for any physical, moral, material or financial damage caused in the context of a rental agreement.

I. TYPES OF ACCOMMODATION

Beware : This part of the guide is only available to Unistra researchers and students upon request through the following email address : infologement@unistra.fr

II. HOUSING ASSISTANCE PROGRAMMES

Financial aid

Student scholarships



There are several scholarships available for students: scholarships on social criteria, merit scholarships, DEA-DESS scholarships, etc. You can consult the requirements and the terms of access at the **Crous of Strasbourg**. The Crous manages the DSE (Student Social File) which allows applications for scholarships and accommodation to be made simultaneously.

INFORMATION ON: www.crous-strasbourg.fr/bourses



Further information is also available in the section “Vos aides financières” on: www.etudiant.gouv.fr

Caisse d’Allocations Familiales

The **Caisse d’Allocations Familiales (CAF)** allows you to benefit from **housing assistance** called APL (Allocation Personnalisée au Logement), ALS (Allocation de Logement Social), ALF (Allocation de Logement à caractère Familial). We advise you to apply as soon as you arrive in France, even if you don’t have all the documents required. You can send them later.

REGISTRATION ON: www.caf.fr/allocataires/actualites/2018/aide-au-logement-etudiant

Action Logement

Action Logement offers housing assistance to provide guarantors for students and young workers:

- **VISALE**, a free guarantee that allows you to cover rents and expenses in case of unpaid. It acts as a guarantee for the lessor: www.visale.fr
- **LOCAPASS**, a free service that allows to advance or pay the deposit for you: <https://locapass.actionlogement.fr/>



ACTION LOGEMENT

2 Avenue de la Forêt-Noire, 67000 Strasbourg

Tel : 03 69 73 86 60

INFORMATION ON : www.actionlogement.fr

Consultancy bodies

CAP'LOJI



CAP'LOJI is a local committee for youth accommodation. It aims to support and **promote access to housing for young workers or people in the process of integration aged 18 to 30** in the Bas-Rhin. It offers publication of ads, advice for research, constitution of administrative files, help with moving in or out.

INFORMATION ON : www.caploji.eu

ADIL 67

Departmental Agency for Housing Information (ADIL) is to provide qualified and free advice on the legal, financial and tax aspects of housing. Advisors are at your disposal to answer your questions by phone or by appointment.



ADIL du Bas-Rhin
5, rue Hannong
67000 STRASBOURG
Tel : 03 88 21 07 06

INFORMATION ON : www.adil67.org

Adèle



Adèle, spécialiste du logement étudiant depuis 1997, référence un grand nombre de résidences étudiantes et universitaires dans toute la France. Elle apporte également des conseils gratuits sur la recherche d'un logement, les démarches administratives, et les aspects juridiques d'un contrat de location. **Adèle, a student housing specialist since 1997**, references a large number of student and university residences throughout France. It also provides free advice on finding accommodation, the administrative steps, and the legal aspects of a lease agreement.

INFORMATION ON : www.adele.org

III. TOOLS

Housing glossary

You are currently looking for accommodation, but the terms and abbreviations used can sometimes make reading ads difficult. To help you, here is the non-exhaustive list of vocabulary generally used in real estate ads.

Definitions you need to know

M2 : Residential areas in France are expressed in square metres. The indication of the area is often accompanied by the information "**Loi Carrez**"; it is the name of the law in France which governs the areas taken into account in the measurements of an accommodation. The areas indicated in the real estate ads correspond to the living area (over 1.80 m in height). The minimum legal area, whatever the accommodation, is: 9 m² for 1 person, 16 m² for two people, then 9 m² per additional person.

STUDIO : Single room with a kitchen, a bathroom, toilets. Average size **20m²**.

T1 OR F1 BIS : One-room, a kitchen, a bathroom, toilets. Average size **30m²**.

T2 OR F2 : Two-room, a kitchen, a bathroom, toilets. Average size **40m²**.

T3 OR F3 : Three-room, a kitchen, a bathroom, toilets. Average size **55m²**.

The T or F followed by a number indicates the number of rooms. Depending on the case, the kitchen can be included in one of the rooms, or be separate.

ASSURANCE HABITATION (HOME INSURANCE) : Insurance that covers any damage (water damage, fire, etc.) 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 student mutual insurance companies.

BAIL OU CONTRAT DE LOCATION (LEASE AGREEMENT) : 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, amount of the deposit, terms of renewal). For apartment-sharing, either a single contract is signed by several people, or the landlord establishes several individual contracts.

CHARGES LOCATIVES MENSUELLES (MONTHLY RENTAL CHARGES) : Costs related to housing including the maintenance of communal areas (elevator, stairwell, green spaces, caretaking, cleaning communal areas, etc.). Charges may be included in the rental price or specified in the lease agreement. Do not confuse them with energy consumption costs such as water, electricity and gas, billed by independent bodies.

CESSATION OU RUPTURE DE BAIL (TERMINATION OR BREACH OF LEASE) : The tenant may terminate his/her lease at any time provided they respect the **notice period** stipulated in the lease agreement. The notice must be sent to the lessor by registered letter with acknowledgement of receipt

COLOCATION (APARTMENT-SHARING) : Partage d'un logement (meublé ou non), du loyer et des charges avec d'autres personnes (colocataires). Il existe deux types de bail dans le cas d'une colocation Sharing an accommodation (furnished or not), rent and expenses with other people (flatmates). There are two types of leases in the case of apartment-sharing:

- **The tenants all appear on the same lease.** The landlord can add a solidarity clause allowing that in case of non-payment by one of the flatmates, the other ones are held responsible and must pay the unpaid rent.
- **Each tenant has their own lease agreement** for renting a room in an apartment. This is not legally a "colocation ". There is no solidarity clause.

DÉPÔT DE GARANTIE OU « CAUTION » (DEPOSIT) : Amount of money paid to the lessor when signing the contract. It will be returned within a maximum of two months following the tenant's departure. The amount cannot exceed one month of rent free of charges for unfurnished accommodation, and two months for furnished accommodation. It can be charged by the lessor if damage is noted at the time of the inventory of fixtures on departure.

ÉTAT DES LIEUX D'ENTRÉE (CHECK-IN INVENTORY OF FIXTURES) : It is established with the landlord when moving in the accommodation. It aims to note the condition of the accommodation on arrival and will serve as a reference during the inventory upon departure. It must be done in the presence of the tenant and the lessor and signed jointly. If the accommodation is furnished, the inventory must be completed by an inventory of the furniture.

ÉTAT DES LIEUX DE SORTIE (CHECK-OUT INVENTORY OF FIXTURES) : It consists of checking that the accommodation has not been damaged during the rental period. A comparison is made with the inventory of fixtures on arrival. If damage is noted, the landlord may withhold either part of the deposit, or all of it, or more depending on the damage noted (on presentation of an estimate or invoice). The inventory of fixtures must be carried out in the presence of the tenant and the landlord and signed jointly.

GARANT (GUARANTOR) : 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 justify their means either by submitting his/her last three payslips or by providing his/her last tax notice.

TAXE D'HABITATION (HOUSING TAX) : Tax to be paid by the tenant, the amount of which varies according to the place of residence, their situation (alone, in a 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.

QUITTANCE DE LOYER (RENT RECEIPT) : Monthly receipt, written by the lessor and justifying the payment of the rent. It can serve as a proof of address for administrative procedures. It is delivered free of charge on request (the sending of the document can, however, be invoiced).

Abbreviations in real estate ads

ABBREVIATIONS	FRENCH	ENGLISH
abs.	absolu(ment)	absolutely
AL	A Louer	For Rent/ to let
anc.	ancien	old (style)
a.p.d.	à partir de	from
appt	appartement	apartment
arr.	arrondissement	area
asc.	ascenseur	lift / elevator
AV	à vendre	For Sale
bcp	beaucoup	much, many
b. ét. gén.	bon état général	in good condition
bur.	bureau(x)	Study(ies), office(s)
c.c.	Charges comprises	charges included
ch.	chambre	bedroom
chaud.	chaudière	boiler/heater
ch.c.g.	chauffage central au gaz	gas central heating
ch.c.maz.	chauffage central mazout (fuel)	oil-burning central heating
ch. coll.	Chauffage collectif	collective heating
ch. ind. el.	chauffage individuel électrique	individual electricity heating
ch. ind. gaz	chauffage individuel au gaz	individual gas-heating
ch.p.sol	chauffage par le sol	underfloor heating
cft	confort	comfort
Coloc.	Colocation/colocataire	shared rental / roommate / flatmate
cont.	contemporain	contemporary, modern
cuis.éq.	cuisine équipée	fitted kitchen
dch.	douche	shower
dép.	dépendances	outbuildings
dig.	digicode	digital keypad door entry system
disp.	disponible	available
ds	dans	in
dup.	duplex	2 floor apartment split -level
€	euros	euros
ent.	entièrement	entirely, completely
es	escalier	stairs
ét.	étage	floor
exc.	excellent	excellent

extr.	extraordinaire	extraordinary, exceptional
FA(l)	frais d'agence (inclus)	estate agent's fees (included)
gar. 2 v.	garage 2 voitures	2-car garage
Gar velo	Garage vélo	Bicycle parking
gd	grand	large, big
gren.	grenier	attic
gren.amen.	grenier aménageable	attic suitable for conversion
H / hono.	Honoraires d'agence	Estate agent's fees
impec.	impeccable	impeccable
int.	interphone	Interphone / entry phone
jard.	jardin	garden
Kitch.	kitchenette (évier, plaques de cuisson et réfrigérateur dans la pièce principale)	kitchen composed of a sink, a hotplate and a fridge in the main room
lav.	lavabo	sink
liv.	living, salon	living room
loyer CC	loyer charges comprises	rent, all taxes included
meub	meublé	furnished
mezz.	mezzanine	mezzanine
moq.	moquette	fitted carpet
nég.	négociable	negotiable
pft ét.	en parfait état	in perfect condition
pk 1 v.	parking 1 voiture	1-car parking
plac.	placard(s)	cupboard(s)
prox.	à proximité de	near, close
parq./ pqt	parquet	wooden floor
rad.	radiateur	radiator
rdc	rez-de-chaussée	ground floor
rén.	rénové	renovated
sam	salle à manger	dining room
sdb	salle de bain	bathroom
sdd	salle de douche/ salle d'eau	shower room
ss-s.	sous-sols, caves	basement
st.	style	style
terr.	terrasse	terrace
TTC	Toutes Taxes Comprises	All Taxes Included
vis.	visite	visit
vis.s/rdz-vs	visite sur rendez-vous	visit by appointment
vue impr.	vue imprenable	Unrestricted or unhindered view

Moving into the accommodation

Expenditures to be planned

Before moving into an accommodation, it is advisable to make an estimate of the expenses to be expected, namely:

- Possible **moving expenses**
- **Estate agency fees:** approximately 1 month rent (if applicable)
- **Deposit:** 1 month rent (excluding charges)
- **First month's rent**
- **Costs for opening water, gas meters, and electricity subscription**
- **Home insurance**
- **Housing tax** (if the tenant is present on January 1st in the accommodation, and if he/she is liable)
- **Subscription to an Internet, television and/or telephone service** (if not included in the rental charges)
- **Rental charges:** costs incurred by the provision of collective services to all occupants, maintenance and use of the building (electricity, water and heating in communal areas, elevator, guard, household, green areas, garbage, sanitation)
- **Costs of energy consumption:** water, electricity and/or gas consumed in rented accommodation (amount collected by independent organisations such as ES - Énergies Strasbourg)

The **monthly rental charges** may sometimes include energy consumption in the rented accommodation, especially when the meter is not individual but common for the entire building.

Some landlords of **furnished accommodations** sometimes offer a **package** that includes **all charges** (water, electricity, heating, Internet subscription) for the sake of simplicity, even when the meters are individual.

Be aware of **booking cheques and other illegal charges**. Even though this practice is becoming more and more common with estate agencies and some private landlords, it is against the law to ask for a booking cheque.

Mandatory supporting documents for the rental file

Before signing the lease, the landlord (or real estate agent) has the right to inquire about the identity and solvency of the prospective tenant. In order to do so, they may require certain document. Most of these documents relate to the identity or level of financial means of the person:

- **Valid French or foreign proof of identity:** identity card, passport, driving licence, residence permit
- **Proof of employment status:** work contract or employer's certificate, internship agreement, student card or school certificate, as well as any recent document proving the professional activity
- **Proof of financial means:** last three payslips (if you are an employee) or two last activity reports (if you are self-employed)
- **Proof of address** (rental receipt, electricity bill, certificate of residence, sworn statement by the host, etc.).

Please note: The law prohibits the landlord from requesting certain types of documents deemed **confidential** (bank account statement, bank account certificate, certificate of no credit, direct debit authorisation, copy of marriage contract or cohabitation certificate, personal medical file, extract from the criminal record, etc.).

Discrimination in access to accommodation is prohibited under penalty of criminal prosecution. The law prohibits discrimination on the basis of origin, religion, political opinion, sex, physical appearance, etc.

Guarantor

In addition to proof of financial means, the landlord may require a third party to act as guarantor for the tenant in order to ensure the payment of rent in the event of insolvency.

The **guarantor**, also known as a "guarantee", is a **natural person** (family or friend) **or legal entity** (company, bank, public body such as Action Logement) who **undertakes to pay the rent and charges** (as well as any interest in the case of late payment) in the event that the tenant is unable to meet his or her obligations.

There are two types of guarantees.:

- The **"simple" guarantee:** the lessor first appeals to the tenant before resorting to the person acting as guarantor. The guarantor can only be requested if the tenant is unable to pay his rental debts
- The **"joint and several" guarantee:** the landlord can call on the guarantor directly from the first unpaid rent, without going through the tenant. This is the most common type of

guarantee chosen by the landlord. The risks are more significant, as the guarantor is at the same level of commitment as the tenant. The landlord can choose to approach either of them and claim the amounts owed by the tenant.

Any person acting as guarantor must draw up a document of commitment called a “**deed of guarantee**”. The deed of guarantee must contain various handwritten statements:

- The amount of the rent and the conditions for its revision as stated in the rental agreement;
- A statement explicitly and unequivocally expressing the nature and extent of its obligation;
- The reproduction of article 22-1 al. 2 of the law n°89-462 of July 6, 1989;
- The signature of the guarantor.

The lessor is required to provide the guarantor with a copy of the rental agreement.

Failure to comply with these formalities shall result in the nullity of the commitment.

Signing the rental agreement (lease)

For any type of rental (furnished or not), the **rental agreement or “lease”** sets out the rules for the occupation of the premises by the tenant, the duration of the stay, the conditions for paying the rent, as well as the conditions for termination.

The rental agreement must therefore include:

- The name and address of the landlord
- The names of the tenant(s) (if shared)
- The effective date and duration of the lease
- The use of the accommodation (main or temporary residence)
- The living area of the accommodation in m²
- Description of the accommodation (house or apartment, number of rooms) and its facilities for private and common use
- Information on rent, rental charges, deposit (amounts, dates, payment frequency)
- Information on estate agency fees and inventory of fixtures (if applicable)

Please note: Certain clauses are prohibited in the lease, known as **unfair clauses**. For example, ordering the automatic debiting of rent, imposing an insurance company to insure the property, automatically designating the tenant as responsible for any damage to the property, etc. The rent can be revised once a year, according to the variation of the rent reference index, only if the contract includes a **revision clause**.

The lease must be in writing, dated and signed by both parties.

The landlord and the tenant each keep an identical copy of the lease and the signed documents.

Check-in inventory of fixtures

The **inventory of fixtures** is a **mandatory** document that describes the rented accommodation. It must be attached to the rental agreement. It is used to compare the condition of the accommodation at the beginning and end of the tenancy and to determine, in the event of necessary repairs, which repairs are the responsibility of the landlord and/or the tenant.

If the accommodation is furnished, an inventory must be attached to the inventory of fixtures. It specifies the equipment and furniture provided, as well as their condition. It is therefore important to check that the equipment is in proper working order (household appliances, heating, smoke detectors, etc.) and to read the water, electricity and gas meters before moving in.

In the case of a rental agreement carried out via an estate agency or a professional, the check-in inventory of fixtures is not free. The cost, calculated according to the surface area of the accommodation, is shared equally between the landlord and the tenant. However, the check-out inventory of fixtures is free of charge.

It is in the tenant's interest to require that an inventory of fixtures is drawn up. In the absence of an inventory of fixtures the tenant is presumed to have received the accommodation in good condition, unless he proves the contrary or proves that the landlord is at the origin of the refusal.

As a tenant, you have the **right to rectify** the inventory of fixtures (within 10 days of signing the document). Corrections should be sent by registered mail with acknowledgement of receipt.

Home insurance

Home insurance is **mandatory** for both furnished and unfurnished accommodation. The tenant must provide the landlord with a **certificate of insurance** when the keys are handed over, and once a year if requested. It covers the accommodation and the goods against the following risks: fire, explosion, water damage, theft, natural disasters and storms, glass breakage, terrorist attacks or acts, as well as civil liability in the event of damage caused to third parties during private life.

Apart from these main risks, your insurer can offer you additional guarantees that may be useful, such as repair costs, expert fees, legal assistance, relocation costs, compensation for damage to your electrical appliances or theft.

Be aware, however, of the exclusions provided for in your home insurance, i.e. events that are not covered or conditions that may prevent the cover from being effective. For example, in the case of fire insurance, a fire started deliberately by the insured (fireplace, barbecue) is not covered by some insurances. It is important to read the fine print carefully.

The cost of home insurance must generally be paid for one year, regardless of the actual length of your stay.

Living in the accommodation

Electricity / Gas

To open an electricity or gas account, you will need the following documents:

- Your rental agreement
- A proof of identity
- The name of the previous contract holder

In most cities in France, the gas and electricity grids are implemented and managed by **Electricité de France** (EDF) and **Gaz de France** (GDF).

For practical purposes, it is strongly advised to keep the same energy supplier as the previous tenant. When you move in, the electricity and gas connections should be in place (this is usually the case). You will then have to contact EDF or GDF in order to take out a subscription. The service will then be provided within 48 hours.

The standard French electricity network is the same as in Europe, with a voltage of 220 V and a frequency of 50 Hz. The shapes of the sockets may vary significantly from those used in France; it is possible to buy adaptors.

Be careful with transformers that adapt the voltage but not the frequency: they can cause your equipment to malfunction. To solve this, get a converter that delivers a 50 Hz frequency.

The cost for opening an electricity or gas account includes the commissioning fee. You will then pay your monthly subscription and your consumption (by direct debit or by Internet) every two months, after receiving the invoice. For gas, the cost depends on your average consumption, but also on the location of your accommodation, the architecture of the supply network and the distance from the main network, which are not the same from one municipality to another

The meters are read every 6 months on the dates indicated on the first bill (called the "facture-contrat"). If you are not at home when the meter reader comes, you can read your meters yourself. To do so, you just need to send back the self-reading form that was submitted free of charge. If the reading cannot be taken, you can make an appointment with your EDF or GDF agency.

For further information, visit the energy suppliers' website: EDF www.edf.fr or GDF <https://particuliers.engie.fr/>

Water

If you have an individual meter, you must read the water meter in the presence of your landlord as soon as you move in. You may not have an individual meter but a single meter for the whole block of flats. In this case, your water consumption is included in your charges

The meter measures your consumption in m³. The national average for water consumption is 50m³ per year per person. The price of water depends on each town and on several criteria (area served, taxes, sanitation, etc.).

Moreover, the water is drinkable everywhere in France (otherwise, you will see the mention "water not drinkable"(eau non-potable), do not hesitate to drink it.

Telephone

To open an already existing telephone line, you will need:

- Your rental agreement,
- A proof of identity,
- The name of the previous owner of the line or the old number

In France, the most common telephone operator is Orange. But there are other operators that you can choose from in order to call nationally and internationally. However, if you are setting up a new line, you will have to ask Orange to activate it. First check that there is a line in your accommodation, and then, if necessary, ask Orange to activate it. You can then freely choose your service provider.

In most cases, the landline can be reactivated within 48 hours, and you will receive a telephone number (different from that of the previous tenant). You can keep it confidential by registering on the "liste rouge" (paid service).

Internet

In addition to telephony, the services generally offered by service providers are Internet subscription and access to various television channels. The main ISPs (Internet Service Providers) in France are Orange, Free, SFR, and Bouygues Telecom. To learn more about the different service providers, you can consult the website of the French Consumers' Union - UFC Que Choisir. Nonetheless, it is your responsibility to carefully check the terms and pricing of the offers before signing up.

If you bring a phone from your country of origin, it is important to check that it is compatible with the French system (DECT standard). If you do not want to buy a new phone, many providers offer rental phones.

Cleaning

On arrival, your accommodation must be in a clean and tidy condition. **It is your responsibility to maintain it regularly and to leave it clean when you move out**

To help you maintain your accommodation on a daily basis, here are some tips:

- **Ventilate your rooms at least 10 minutes a day.** Open your windows. Don't forget to close them properly if you are going to be away.
- **Regularly Dust surfaces.** Clean your windows. Sweep, vacuum and wash the floor, including under furniture (bed - desk - table).
- **Descale all your valves and fittings.** Descale thoroughly with a descaling agent or white vinegar (economical and effective). Scrub your washbasin from the inside and outside with these products
- **Regularly clean and descale your shower/tub and toilet (if equipped).** Do not use scouring agents or products containing ammonia. Do not forget to clean the shower drain (hair, dust, etc.).
- **Clean your ventilation grids.** To be done from time to time, if necessary, with soapy water or degreasing agent (washing-up liquid or other).
- **Remove grease from your hotplates.** Remove grease with a degreasing agent or bicarbonate of soda. Also clean your sink to avoid limescale.
- **The day before your departure: Defrost your fridge** before you unplug it. Clean it inside, outside and underneath (in addition to regular inside cleaning).

Waste sorting

In France, waste sorting is generally divided into two categories:

- **non-recyclable** waste, to be disposed of in the “normal” dustbin,
- **recyclable** waste (paper, cardboard, plastic, glass, aluminium), to be disposed of in specific dustbins, which are often characterised by a different colour (the colours may vary from one municipality to another).

Non-recyclable waste is collected at your doorstep. Dump trucks drive around the streets to empty the dustbins. Dustbins must be put out on the pavement either by the maintenance staff or by the residents of the block of flats

Batteries, furniture (called “bulky”, “encombrant” in French), household appliances, paints and other toxic products, as well as “green” waste (branches, grass, wood, etc.) should not be thrown away in the “normal” dustbin. In this case, you will have to go to your local recycling centre to dispose of the waste, or use a dedicated doorstep collection service.

Depending on where you live, there may be a collection day for recyclable waste. If your municipality does not have a collection day for recyclable waste, there are collective bins for each district, usually for glass and then for other recyclable waste. In this case you will have to put the recyclable waste in these bins yourself.

For the inhabitants of Strasbourg and the member municipalities of the **Strasbourg Eurometropolis**, a document entitled “[Consigne du tri](#)” (sorting instructions) explains the waste disposal rules to be followed.

Moving out of the accommodation

Notice of departure

You can **terminate the lease** at any time, provided you respect the statutory notice period and pay the rent during the notice period. The request for termination must be made by registered letter with acknowledgement of receipt

	FURNISHED ACCOMMODATION	UNFURNISHED ACCOMMODATION
Lease duration	1 year , renewed by tacit agreement, or 9 months if the tenant has student status	3 years , renewed by tacit agreement
Guarantee deposit	maximum 2 months' rent (excluding charges)	maximum 1 months' rent (excluding charges)
Notice for end of lease by landlord	3 months minimum before the end of the lease	6 months minimum before the end of the lease
Notice for end of lease by tenant	1 month minimum before departure	From 1 to 3 months before departure (depending on conditions)

Check-out inventory of fixtures

The **inventory of fixtures** is carried out on the day of departure from the accommodation and with the landlord (or estate agent) in order to compare the condition of the accommodation at the beginning and end of the tenancy. Possible damage can be noted and, in the event that repairs are necessary, it can be determined which ones will be paid for by the landlord and/or the tenant.

Amounts may be deducted from the guarantee deposit for rent, charges, repairs or damage for which the tenant may be held responsible. You avoid the risks by cleaning the accommodation and carrying out the repairs that are your responsibility (holes in the walls, etc.).

If no damage is observed in the accommodation at the time of the check-out inventory of fixtures, the landlord must pay back the tenant the full amount of the security deposit

The **guarantee deposit** must be paid back within a maximum period of:

- **1 month** if the check-out inventory of fixtures complies with the check-in one
- **2 months** if the check-out inventory of fixtures reveals differences with the check-in one

This period begins on the day the keys are returned by the tenant, who may hand them over to the landlord or his authorised representative (the estate agent), or by registered letter with acknowledgement of

receipt. If necessary, you can keep your French bank account during this period so that the amount can be transferred to it

If the landlord asks you to pay for repairing the accommodation, this must be proven by quotations or invoices. Some damage may be attributable to you (holes in the walls, deterioration, lack of maintenance, etc.), but not the wear caused by the age of the furniture and equipment.

**The check-out inventory of fixtures must be signed by the landlord and the tenant
Each party shall keep an identical copy.**

■ Notify your departure

- Notify the landlord in writing of your wish to leave the accommodation; usually 1 month before the end of the lease in the case of furnished accommodation or 3 months before the end of the lease in the case of unfurnished accommodation. Respect the notice period provided for in the lease in case of early departure (see "Notice of departure" - page 45);
- Inform the landlord or estate agency of your new address when you leave the accommodation so that they can contact you or send you documents after your departure;
- Think about redirecting your postal mail;
- Cancel or transfer your various subscriptions (electricity, gas, internet, telephone) and your home insurance;
- Inform your tax office of your new address;
- For non-EU citizens, if you move to another city in France, you must inform the Prefecture of your new location.

A **question**



about your **housing**

search?



The **International University House** -
is at your disposal to help you
in the preparation of your stay in **Strasbourg!**



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