

ACCOMMODATION GUIDE



To enhance readability, we have used the masculine gender-neutral term to refer to individuals of all genders. The use of the masculine form in this guide is intended to be gender-neutral, encompassing all genders. GAELIS is deeply committed to the battle against discrimination based on gender and consistently initiates projects in this field.



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INTRODUCTION

Having your own home, whether it's your first or your second, requires a great deal of organisation.



The purpose of this guide is to help **you question** and **organise yourself** in order to focus your search and find what's best for you. Your home is where you live, and it's important to feel comfortable in it.

In this guide you'll also find the compulsory information that must be included in the lease, the **explanations on moving house** and **what to do if you need to defend yourself**.

However, finding accommodation is not easy, especially on a tight budget, especially as the Lyon area is in high demand.



If you are experiencing difficulties in your search for accommodation or have a concern about your housing, you can contact **mesdroits@gaelis.fr** for information, support, guidance and a sympathetic ear.

BEFORE LOOKING FOR ACCOMODATION

① Monthly budget

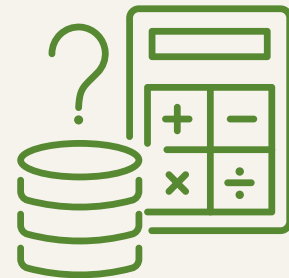
Calculating your monthly outgoings will help you choose the right type of accommodation.

Monthly income :

- ✓ Grant : _____€
- ✓ Benefits (unemployment, disabled adult, housing, family) : _____€
- ✓ Salary : _____€
- ✓ Assistance from parents or a third party : _____€
- ✓ Alimony : _____€
- ✓ Others : _____€

Monthly expenses :

- ✓ Shopping budget (food, hygiene, cleaning ...) : _____€
- ✓ Public transport season ticket : _____€
- ✓ Fuel consumption : _____€
- ✓ Car insurance : _____€
- ✓ Health insurance : _____€
- ✓ Mutual insurance : _____€
- ✓ telephone subscription : _____€
- ✓ Loans : _____€
- ✓ Specific expenditure : _____€
- ✓ Others : _____€

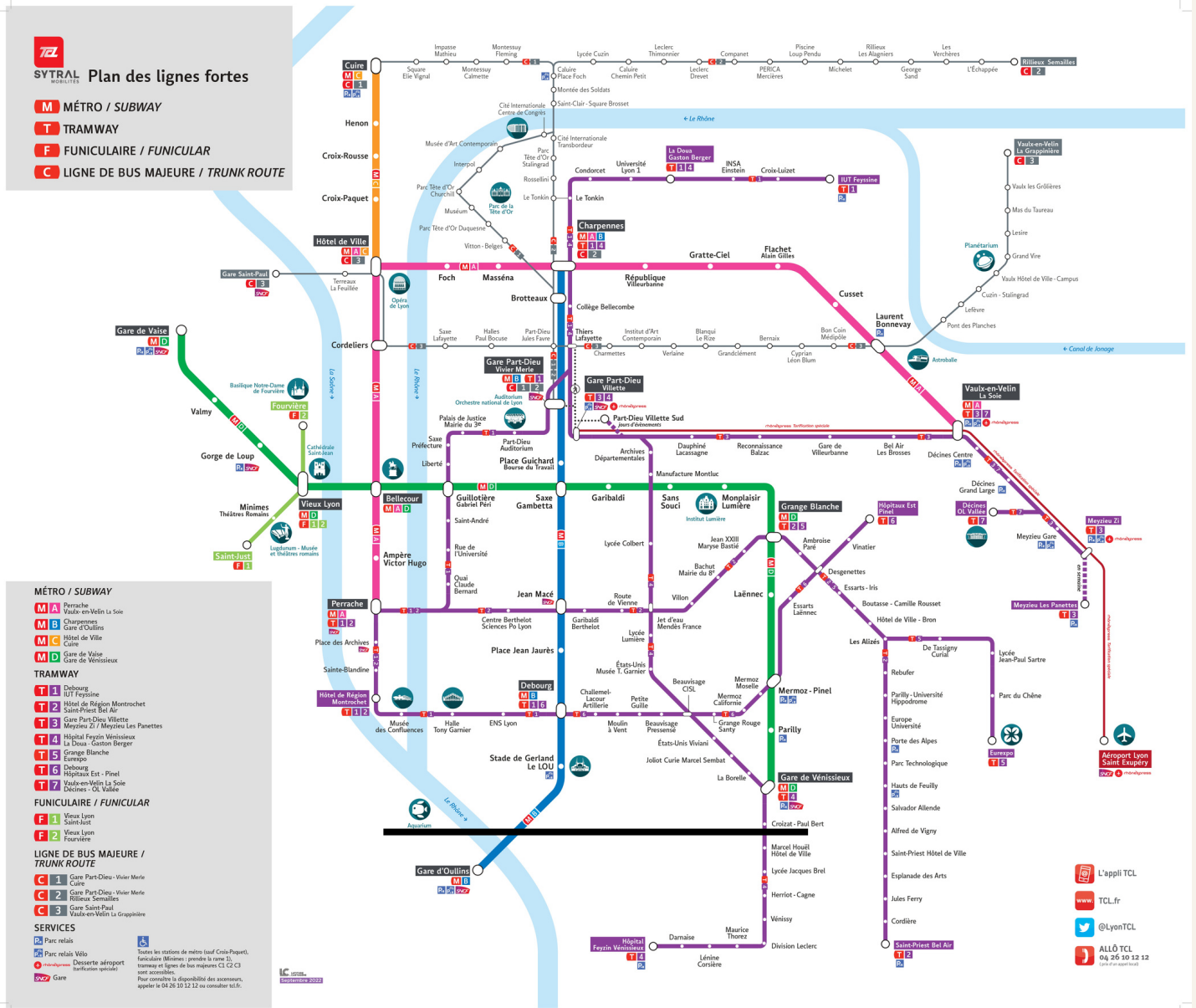


② The Lyon area

In the Lyon area, **public transport** is rather **well developed**, which allows a wide reach. Finding your bearings helps you find a place with good transport links.

 Here is the interactive map of the TCL: [Interactive map - Map of Lyon and its surroundings | TCL](#).

→ You should check the distance between your home and your place of study, as a long journey can quickly become tiring.



③ Ask yourself

- ➔ What is **the maximum amount** I can allocate to rent ?
- ➔ What **types of housing** are there ? Which one is right for me, depending on what I want, who I am and what I can afford ?
- ➔ What do I **need** ?
- ➔ What are my **criteria** ?

① Student résidences in individual and shared accommodation

- HSE Rhône : Résidences - HSE Rhône (hse-rhone.fr)
- **Cardinal Campus** : Résidence étudiante Lyon - Logement en résidence universitaire à Lyon | Cardinal Campus | Cardinal Campus
- **Les Belles Années** : Logements meublés en résidence étudiante à Lyon (lesbellesannees.com)
- **Studéa** : Location de logement étudiant : Lyon | Nexity Studéa (nexity-studea.com)
- **Fac-Habitat** : Logement étudiant à Lyon, résidence étudiante (fac-habitat.com)
- **Initiall** : Nos Résidences - Initiall Locations et Colocations
- **Maison Des Etudiants** : Nos maisons - Maison des étudiants (maisondesetudiantslyon.fr)
- **Nemea Appart'Etud** : Résidence universitaire Rhône - Nemea Appart'Etud (nemea-residence-etudiante.com)
- **Studélites** : Logement étudiant Lyon - Logement courte durée Lyon | Studélites (studelites.com)
- **LOGIFAC** : Trouver mon logement étudiant avec LOGIFAC
- **Résidence Étudiante** : Résidence étudiante Lyon (69000) (+1000) logements en résidence disponibles (residenceetudiante.fr)
- **Alliance 57 Galline** : Studios | Alliance 57 Galline
- **Location-étudiante.fr** : Location-etudiant.fr: 1er site immobilier étudiant
- **Adele** : Résidence étudiante Lyon 9 - 852 logements étudiants à Lyon 9 - Adele

② Property websites

- PAP : IMMOBILIER - Annonces immobilières | De Particulier à Particulier - PAP
- **LOKAVIZ** : Rechercher un logement étudiant - Studio - Appartement - Lokaviz
- Le bon coin : <https://www.leboncoin.fr/>

③ Shared accommodation

- Kaps : Kaps - Colocations Solidaires | afevgrandlyon
- **Initiall** : Colocation citoyenne Lyon Oullins Saulaie : Résidence La Cité - Initiall Locations et Colocations
- **Loc & CoLOC** : Loc & CoLOC, logements étudiants d'Est Métropole Habitat | Colocations solidaires (locetcoloc.fr)
- **Appartager** : Colocation, Colocataire & Chambre à Louer - Appartager
- **La Carte des Colocs** : La Carte des Colocs

④ Accommodation and hostels for young workers

- Association POPPINS : Nos Résidences - Association Popinns
- **Habitat & Humanisme** : Les Foyers Jeunes Travailleurs - Habitat et Humanisme : association de lutte contre le mal logement (habitat-humanisme.org)
- **Associations Relais** : Logements et foyers pour jeunes travailleurs à Lyon • Association Relais Jeunes (relais-jeunes.com)

⑤ Intergenerational and/or shared accommodation

- **A2Ages** : Logement économique en colocation intergénérationnelle chez l'habitant à lyon (a2ages.fr)
- **Tim&Colette** : Tim&Colette - être hébergé chez un senior (timetcolette.fr)
- **Cohabilis** : Location intergénérationnelle chez l'habitant pour jeune chez un senior (cohabilis.org)

- **Habitat & Humanisme** : Espace Emmanuel Mounier – Habitat et Humanisme : association de lutte contre le mal logement (habitat-humanisme.org)
- **AFEV** : Colocation Solidaire | Kolocation à Projet Solidaire (KAPS) | Afev

⑥ Temporary housing

- **Association PARME** : Résidence Massimi - Association PARME
- **Form'Toit** : Accueil - Form'Toit (formtoit.org), reserved for civic services, students on apprenticeship contracts, professional training contracts, internships, continuing education and vocational training, and people undergoing retraining.
- **UNHAJ** : Nos établissements à LYON » Union Nationale pour l'Habitat des Jeunes (habitatjeunes.org)
- **AILOJ** : Ailoj - Site officiel d'AILOJ. Principalement pour les jeunes en service civique.

⑦ CROUS Lyon

For CROUS accommodation searches :

Step 1 : You must go to the link: [Home — Find accommodation in a university residence \(lescrous.fr\)](#).

Step 2 : Then click on : "**Search for a place**"

Step 3 : Then you must log in to your "**messervices.etudiants.gouv.fr**" account to see the available offers.



Even if it no longer has any accommodation available, CROUS **has a duty to help** with the search !

Contact :

- Here is the link to contact them : [Contact Crous Lyon - Contact Crous Lyon \(crous-lyon.fr\)](#).
- Then click on 'make an appointment with the accommodation service': [Make an appointment - Crous appointment \(etudiant.gouv.fr\)](#)

⑧ Others information

→ The **Local Committee for the Autonomous Housing of Young People (CLLAJ)** is there to help young people with their housing-related problems, including the search for accommodation. In addition, CLLAJ organises a Housing Fair at Lyon City Hall every early September. There are several housing agencies present.

✉ Their **email address is cclaj.lyon@cclajlyon.fr**

→ You can also **approach an agency** : make sure you find out about the application fees and fees so you don't get any nasty surprises !



When you do your research, **beware of websites**. Some may offer **scams** and be unreliable !

BEFORE THE VIEWING



① Support

Family Allowances Fund (CAF) :

The CAF **helps financially** with rent payment. There are several forms of support:

- **Personal housing grant (APL)**
- **Family Housing Allowance (ALF)**
- **Social Housing Allowance (SLA)** : This allowance is paid **if you are not eligible** for APL or ALF.

On the CAF website, you can **run a simulation** based on your circumstances and accommodation to find out how much financial assistance you could receive. It's useful to have an idea of what you can expect to receive, because you know how much of your rent is covered and what you will have to pay.

🌐 Here is the link to do the simulation : [CAF - Help and services - My online services - Perform a simulation - Housing.](#)

➔ In order for benefits to **be paid to you in July and August**, you must notify CAF via your CAF account and say that you keep your accommodation during this period. You should also consider making your quarterly declaration.

The VISALE Garantie :

When an application for housing is made, and before being able to move into accommodation, applicants are required to **provide a guarantor**. Thus, in order for students to benefit from housing, the **VISALE Garantie** acts as a guarantor and undertakes to settle any outstanding payments (rent or charges) that may occur during the first three years of the lease. The student's debt will be with VISALE rather than the landlord.

🌐 Applications can be made via the website : [Visale \(fo.visale.fr\)](#).

At least one of these conditions is required to be eligible:

- ✓ I am **between 18 and 30 years old** ;
- ✓ I am **an employee over the age of 30** (*employed for less than 6 months, not on a permanent contract or earning up to €1,500 net per month, or on professional mobility, or in possession of a promise of employment for less than 3 months*) ;
- ✓ I am eligible **for the mobility lease** ;
- ✓ I am housed by a **rental intermediation organisation**.

My accommodation :

- ✓ Can be **furnished or unfurnished** ;
- ✓ Must be my **primary residence** ;
- ✓ Must have a **rent (charges included) of €1,300** ;
- ✓ Must be decent and **comply with Departmental Health Regulations** ;
- ✓ Must be the subject of a lease.

Loca Pass :

Loca Pass was established by **Action Logement**. Action Logement is a group of Interprofessional Housing Committee (CIL) whose aim is to facilitate access to housing in order to promote employment. The principle of the Loca Pass is **to pay the security deposit** requested when you move in. This payment is in **the form of a zero-rate loan**.

Those who **can benefit** are :

- ✓ Employees of a **non-agricultural private sector company** ;
- ✓ Persons under **30 years of age in vocational training** (apprenticeship or professional training) ;
- ✓ Persons **under 30 looking for work** ;
- ✓ **Students employed on a fixed-term contract (CDD) of at least 3 months** in force at the time of applying for aid ;
- ✓ Students employed **on one or more fixed-term contracts for a cumulative period of at least 3 months** during the six months preceding the application for aid ;
- ✓ Students with a **work placement agreement of at least 3 months** in force at the time of application ;
- ✓ Students with **French State Scholarship status**.

Eligible listings :

- ✓ The accommodation must be the **principal residence** ;
- ✓ The accommodation must be **on French territory** including the Overseas Departments ;
- ✓ The accommodation must be the subject of a **signed lease**, or an occupancy agreement in a hostel or social residence ;
- ✓ A **lease amendment must be signed for shared accommodation**.

→ How do I get my money back ?


The refund is made by a **minimum amount of €20 per month**. The maximum repayment period is 25 months. There is no interest to pay.

🌐 Here is the link to the Action Logement website : [Action Logement - Facilitating housing to promote employment](#)

② Analysis of the advert and preparation of questions



To help you in this process :

PRESENTATION	Where does the offer come from?  Beware of agency fees and charges!	
	Contact details of the person present at the viewing	
	Address of accommodation	
	Availability date	

DESCRIPTION	Type of accommodation <i>(room, studio, guest room, etc.)</i>	
	Number of rooms	
	Furnished	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Surface area	_____ m ²
	Floor	
	Lift	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Parking/garage	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Garden/terrace/green space	<input type="checkbox"/> YES <input type="checkbox"/> NO

③ Location

Visiting the address before or just after your viewing is a great way to get to know the environment.

→ The goal is to see if there are **shops** nearby, **accessibility by public transport, place to park**. You also need to take into account any **unwanted noise** and the **flaws** of the neighborhood (examples : party venue downstairs or just in front, trains, school, etc.).

NEIGHBOURHOOD LAYOUT	Access to transportation	
	Surrounding shops	
	Benefits	
	Unwanted noise and disadvantages	



DURING THE VISIT

① Preparation the visit

It's a good idea to prepare for the visit and make a list of questions, as this helps you to analyse the property and see what it will be like, so that you know its advantages, disadvantages and shortcomings.

FEES	Rental amount	
	Cost of charges <i>(specifying what is included in)</i>	
	Security deposit	
	Council tax	
	Agency fees	
	Home insurance	
	Is the aid applicable? <i>Yes/No, which ones are possible?</i>	

LOGEMENT

Condition of the building	
General condition of the dwelling	
Condition of kitchen and equipment	
Bathroom condition and toiletries	
Condition of surfaces (floor, wall, ceiling)	
Furniture condition	
Wi-Fi Access	<input type="checkbox"/> YES <input type="checkbox"/> NO
Washing machine	<input type="checkbox"/> YES <input type="checkbox"/> NO
Baking trays	<input type="checkbox"/> YES <input type="checkbox"/> NO
Fridge	<input type="checkbox"/> YES <input type="checkbox"/> NO
Freezer	<input type="checkbox"/> YES <input type="checkbox"/> NO
Microwave	<input type="checkbox"/> YES <input type="checkbox"/> NO
Oven	<input type="checkbox"/> YES <input type="checkbox"/> NO
Table	<input type="checkbox"/> YES <input type="checkbox"/> NO

ACCOMMODATION	Chair	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Desk	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Bed	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Sofa	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Dishes <i>(specify what is there)</i>		
	House keeping <i>(dishes, laundry, ...)</i>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Household equipment <i>(broom, sweep, mop, ...)</i>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	



② The lease or rental agreement

Before signing the lease, it is important to read it and pay attention to it.

The **lease** contains :

- ✓ The **owner's** contact details
- ✓ The name of the **roommate**
- ✓ The **beginning** of the provision of accommodation
- ✓ The **duration** of the rental
- ✓ **Description of the dwelling** (including annexes, common areas, equipment)
- ✓ The **purpose of the rented premises** (residential or professional)
- ✓ The **amount of the rent** with the terms of payment and possible revision
- ✓ The amount **of the security deposit** and the last rent paid by the previous tenant
- ✓ The nature and amount of work carried out since the last rental



In addition to the lease, **the following documents are attached** :

- ✓ An **inventory of fixtures** and furnishings
- ✓ The regulation **of public and private areas**
- ✓ The tenant's **insurance certificate**
- ✓ The commitment of **surety** : the owner requires most of the time the surety of a third party
- ✓ The **technical diagnostic file (DDT)** with the **energy performance diagnosis (EPD)** and the **state of the indoor electricity and gas installation**



MOVING IN

For the move, you need to consider :

- ✓ Taking out **compulsory home insurance**
- ✓ Providing **proof of home insurance**
- ✓ Organising the **inventory**
- ✓ **Drawing up contracts** for energy meters
- ✓ Opening your **CAF** entitlements
- ✓ Putting your name on the letterbox and intercom system
- ✓ **Notifying the administrations** of your address (CAF, bank, health insurance, employer, etc.)
- ✓ Requesting a change of address on your **identity document** and **registration document**
- ✓ **Register on the electoral** lists of the municipality



RETURNING HOME



As with moving in, there are a number of things to consider :

- ✓ Sending **notice of departure** (by registered mail with acknowledgement of receipt)
- ✓ Taking **inventory upon exit**
- ✓ **Terminating the contracts** for energy meters (electricity, gas, water, etc.)
- ✓ Notifying **CAF**
- ✓ Remove your name from the mailbox and intercom
- ✓ **Notifying the administrations** of your address (CAF, bank, health insurance, employer, etc.)
- ✓ Requesting a change of address on your **identity document** and **registration document**
- ✓ Changing **electoral lists**



For work-study students, it is possible to benefit from a relocation aid of €1,000, via "**My Job, My Housing**".


FIND OUT MORE AND DEFEND YOURSELF

You may have conflicts, worries or **disagreements with the owner** of the accommodation. In this case, there are **organisations that can help** and advise you.

Organisations to contact :

- **Info-jeunes (IJ) and the Local Committee for Youth Accommodation (CLLAJ)** : they promote **access to housing**, advise, inform on all matters related to housing.
- **Departmental Housing Information Agencies (ADIL)** : they are focused on legal, financial and tax issues related to housing.
- **Departmental Conciliation Commission (CDC)** : they intervene in disputes concerning the **rent, the security deposit, the inventory, ...**
- **Conciliator of justice** : they deal with the amicable settlement of **disputes**.



Université Claude Bernard  Lyon 1

— université
— Lumière
— LYON 2

