

# Housing guide

All you need for housing search  
with ***peace of mind!***



Browse this guide to discover the **steps** and **practical advice** for **finding accommodation** in France.

# Summary

## **1 Studapart**

02-05

1. All you need to know on Studapart
2. The tenant journey
3. Join our exclusive webinars

## **2 All renters on one platform**

06-09

1. Student Residences
2. Private Landlords
3. Real Estate Agencies

## **3 The key steps of your housing search**

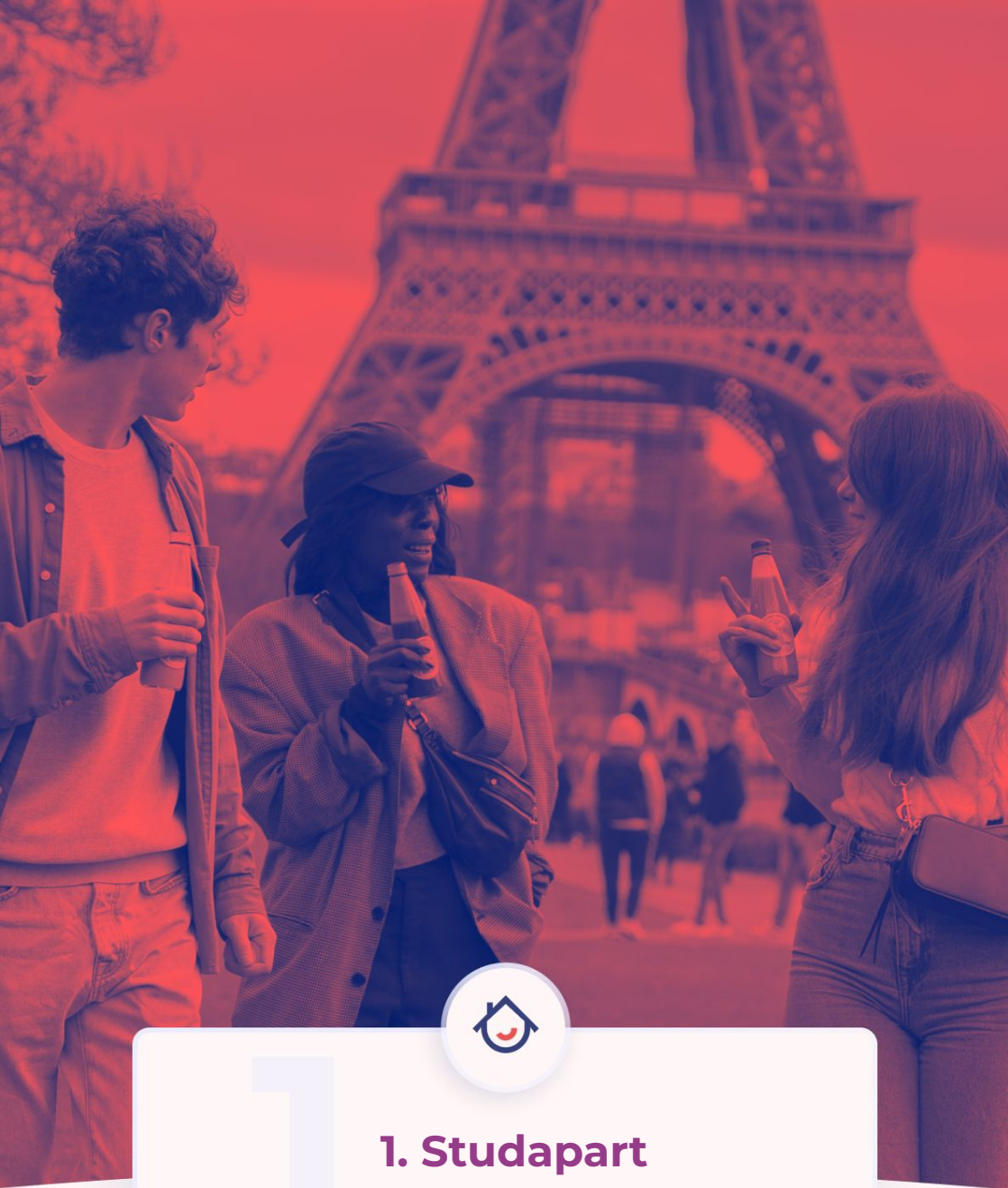
10-18

1. Build a rental file that makes all the difference!
2. Start your housing search
3. Make your reservation
4. Settle into your New Home
5. Prepare for Your Departure

## **4 A Dedicated Team**

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## 1. Studapart

# 1. All you need to know on Studapart

From your rental application to the viewing and booking of your accommodation, **everything can be done online!** Book your accommodation on your platform and benefit from **support** at every step of the rental process.



## A dedicated advisor

available at your request 6D/7



## Automatic coverage against unforeseen events :

fraud, last-minute cancellations,  
accommodation not as described,  
breach of rental terms...



## Studapart can act as your guarantor

upon request



## Home insurance

available with just one click after  
booking



## Cancellation insurance

if you have to cancel for a reason  
covered by the insurance we will  
reimburse your 1st month's rent  
and booking fees.

## Some key figures!



Access to **1000€** of  
special offers in +60  
partner brands



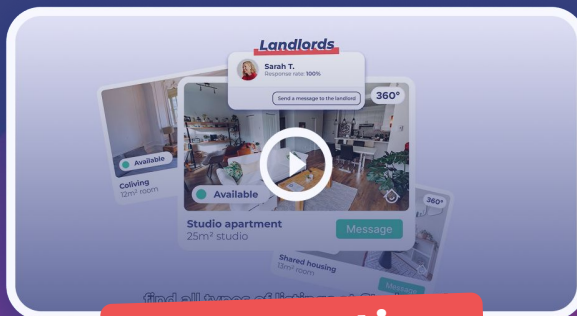
**Over 180 000**  
verified listings



**More than 770 000**  
satisfied users in 2024



**Over 170 trusted**  
partners



## Presentation

## PLATFORM ACCESS



## 2. The tenant journey



### Registration

Validate registration with your identity card and proof of education



### Webinar

Participate in Studapart webinars to understand the key steps and get a demonstration of the platform.



### My rental file

Make sure your rental file is 100% complete! (description, photo, guarantors...).



### Support

Contact our support team via chat, WhatsApp or email to help you find what you're looking for.



### Applications

Apply to online offers and talk to the different rental companies.



### Booking proposal

Make a reservation request with a rental company or accept a reservation request.



### Prepare for your arrival

Take out home insurance  
Sign your lease  
Set a date for the move-in inspection and handover of the keys



### Reservation

Book your accommodation securely on the platform by making the first online transfer.

### 3. Join our Exclusive Webinars

To guide you throughout your search and move-in process, we've planned free **webinars** for you to answer questions. These sessions are ideal for getting expert advice. Check the dates and sign up using the link :

## The next Webinar

may 22nd  
1pm

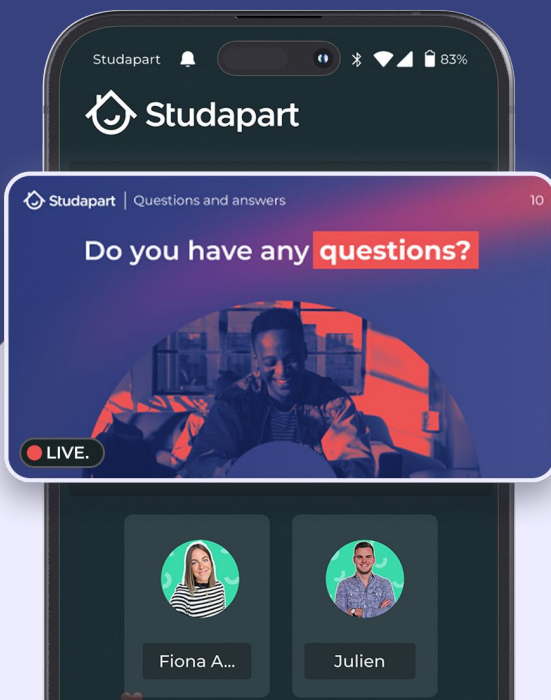
june 19th  
1pm

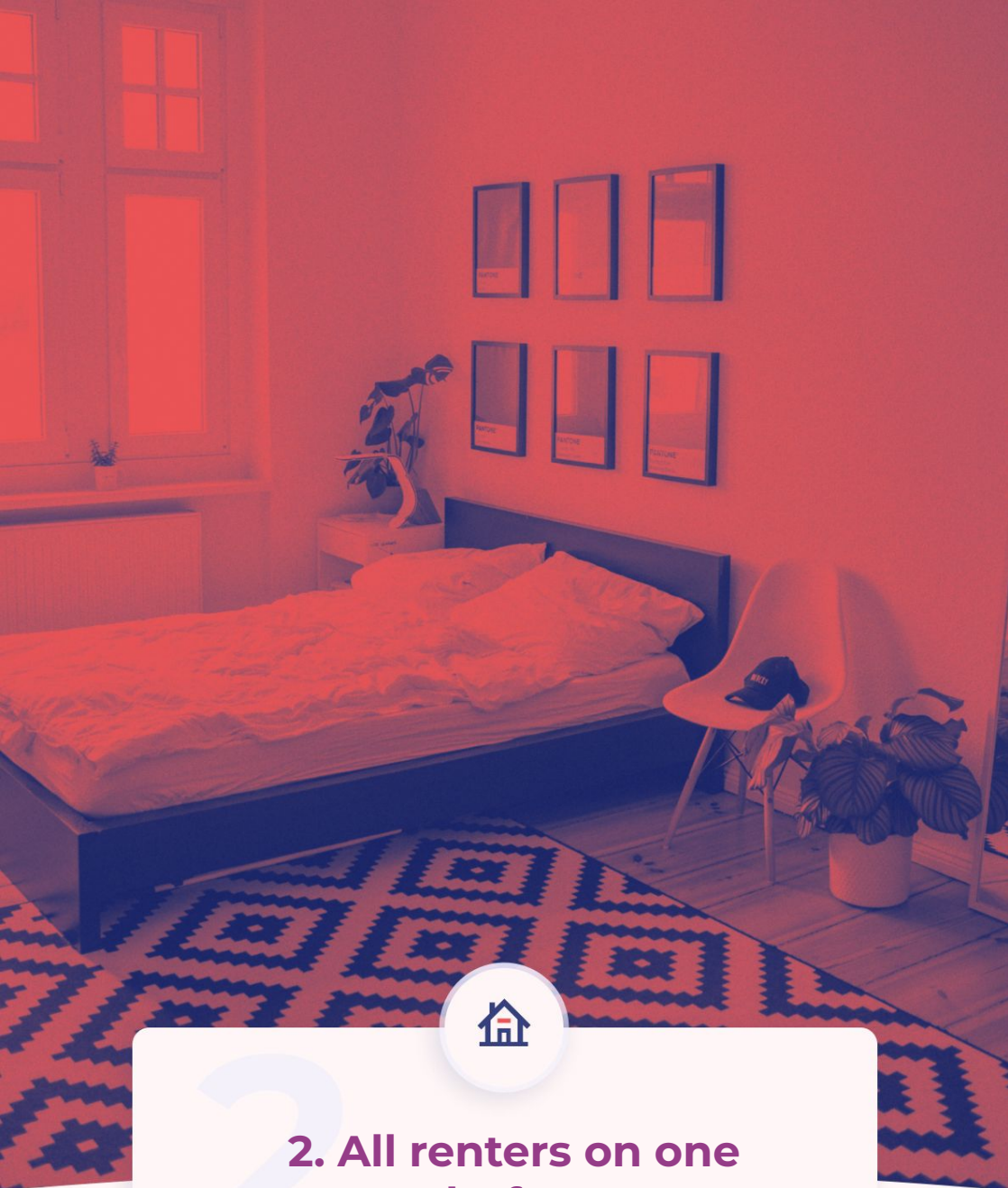
july 3rd  
1pm

july 24th  
1pm

august 21st  
1pm

Sign up for the next **Webinar**





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**2. All renters on one platform**

# 1. Student Residences

Individual studios or shared apartments with fellow students, you'll surely find your **perfect match**. Bonus: **amenities** and services like **laundry, cafeteria, Wi-Fi, gym**...For each student residence, take advantage of **exclusive promotions** and secured spots for both **French** and **international students**.

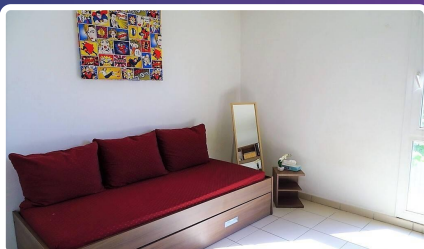
## Tip

We can **pre-book** spots for you in advance! Contact our **support team** as early as **May** to secure your place and move in seamlessly in August / **September**.



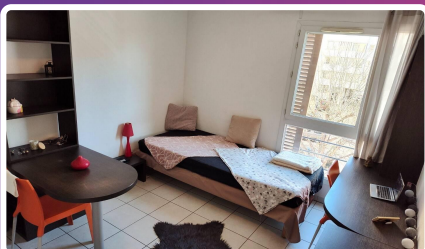


# Toulon Campus



**Garden & City Toulon**  
from **550€** /month

[Book](#)



**Gsa Résid Toulon Nobel**  
from **450€** /month

[Book](#)



**Gsa Résid Mayol**  
from **395€** /month

[Book](#)

Click [here](#) for more offers.



## 2. Private landlords

**Studios, room in flatsharing, or rooms in a host's home...** thousands of landlords offer housing options across **France**. All listings are **verified by Studapart**.

### Good to know

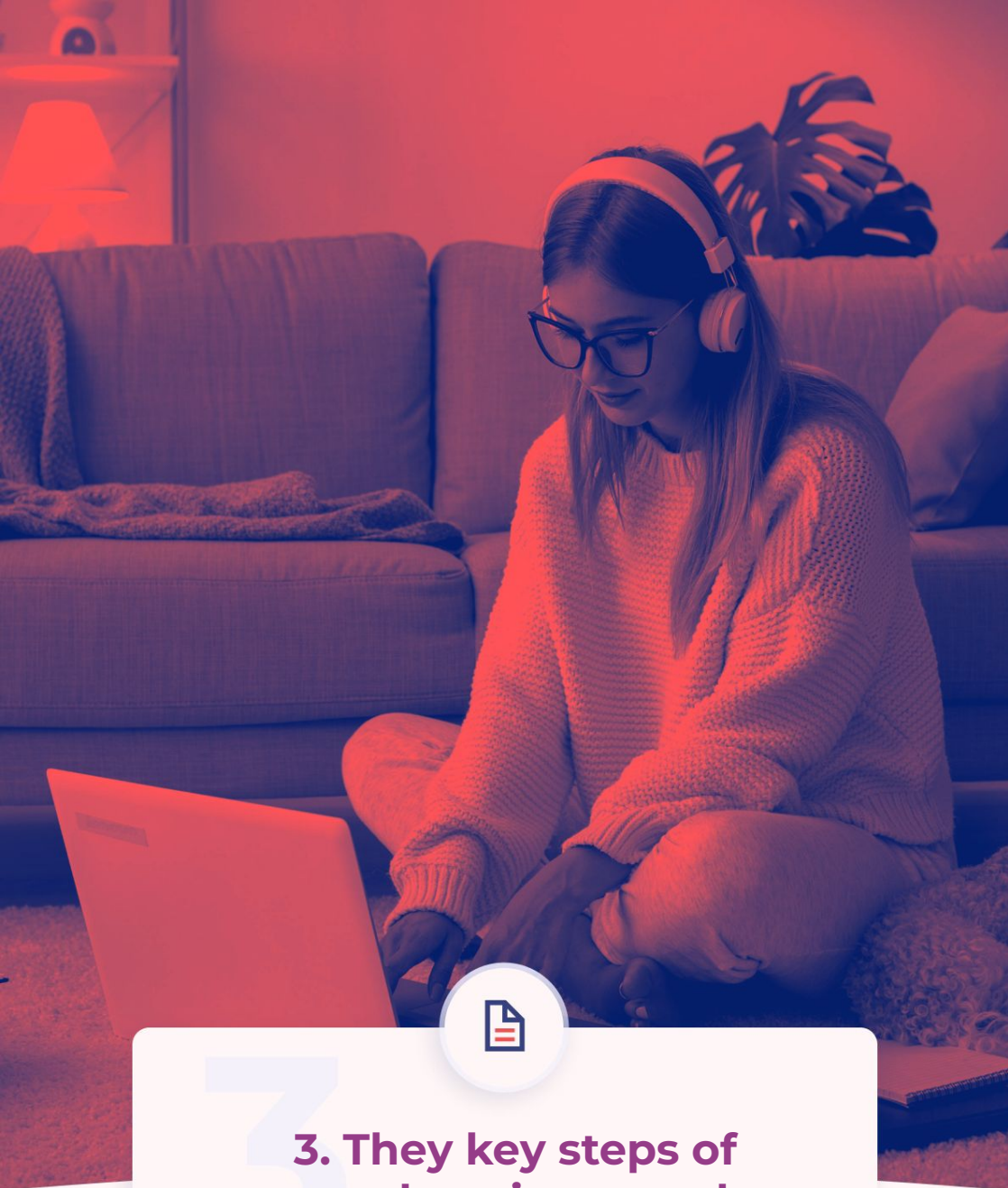
The average rent budget for one person in **your city** is **517€** (excluding CAF housing aid). You can check your **eligibility for housing assistance** (APL/ALS) by running a simulation [here](#).

## 3. Real estate agencies

Thanks to our real estate agency partners, we can offer you a **wider range of additional accommodation options**, including coliving options. This allows you to expand your choices and find even better options **that meet your needs**.

Don't hesitate to explore these new listings to **maximize** your chances of finding the **ideal accommodation!**





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**3. They key steps of  
your housing search**

# 1. Build a rental file that makes all the difference!

Having a **complete rental file** is essential to **maximize your chances** of obtaining the **home of your dreams!** On Studapart, you create a single file for all your applications.

Click on the **“My documents”** tab and download the following documents:



## Your ID or passport

a photo is also possible



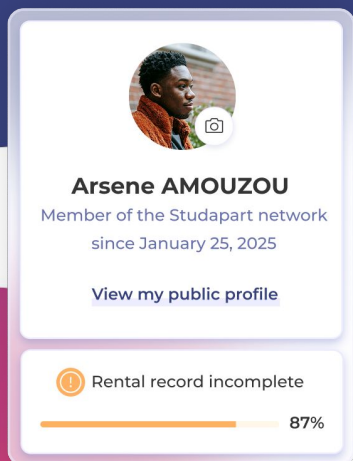
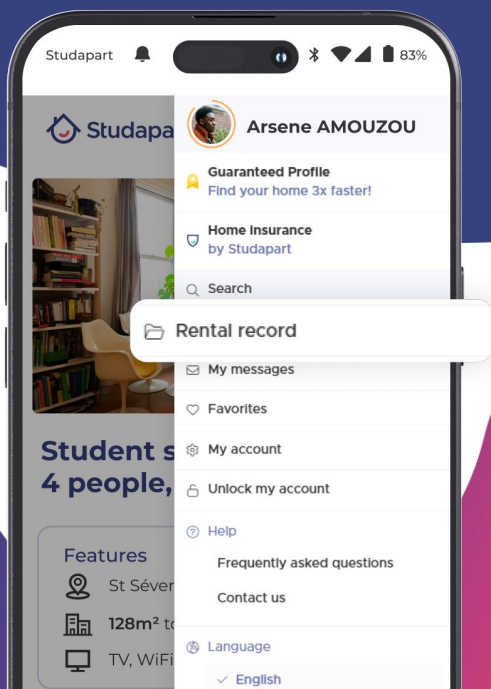
## Your guarantor's documents

- a. identity card.
- b. last 3 pay slips
- c. tax notice



## Proof of your admission / enrollment at your institution

A complete, well-structured application shows the landlord that you are a **serious, reliable tenant, ready to commit.** By presenting a solid application with all the necessary documents, you **gain credibility** and **make it easier for the landlord to make a decision.**





## Want to stand out? Subscribe to the Guaranteed Profile!



Stand out with a profile that reassures landlords.



Get 3x more responses.



Available on Studapart throughout France.

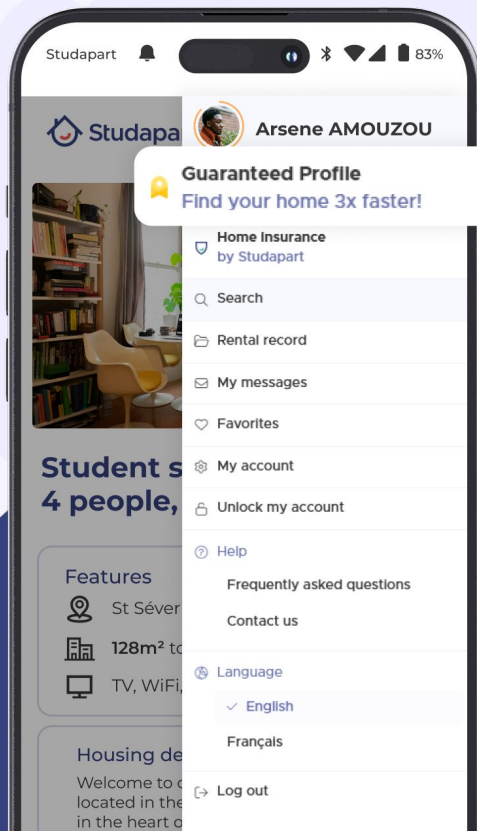


Studapart automatically acts as your guarantor!

## What is a guarantor?

A guarantor can be someone close to you (a parent, a friend) or an organization like **Studapart**. They vouch that you are **reliable and financially stable**, able to pay the rent.

If you don't have a guarantor, **Studapart can help** by allowing you to subscribe directly to the **Guaranteed Profile**!



Fill in your information and activate your Guaranteed Profile:

Last name	First name
<input type="text" value="AMOUZOU"/>	<input type="text" value="Arsene"/>
School or company ?	Maximum rent budget ?
<input type="text" value="University of Paris"/>	<input type="text" value="750 €"/>
Rental duration ?	Ideal move-in date
<input type="text" value="8 months"/>	<input type="text" value="February 19th"/>
<input type="button" value="Activate the Guaranteed Profile"/>	

## 2. Start your housing search

### 1. Registration

Once registered on the platform, you can use the search filters to narrow down your options and find the perfect accommodation! Whether it's an apartment, a shared room, or a furnished studio, you can adjust your criteria based on your budget, location, type of property, and desired amenities.

Book your accommodation in just a few clicks

City, postal code...

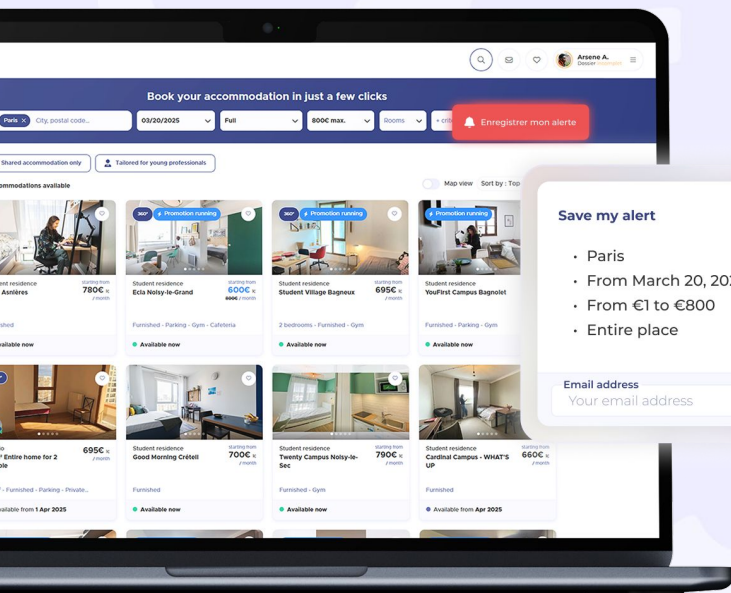
### 2. Contact us

If you have any questions or issues, feel free to contact our **support team**, available 6 days a week and fluent in both **French** and **English**. You can reach them via **WhatsApp**, **email**, or **chat**, and they will be happy to assist you.



### 3. Anticipate

It's important to plan your search by signing up for alerts to receive offers that match your criteria. A property you like? **Apply quickly!** To maximize your chances, make sure **your application is complete** and **your profile is well-presented**. Also, consider being **flexible** with your move-in date or joining a **waiting list** to have more options.



#### Note

Keep in mind that, on average, you need to contact about 7 landlords to have a chance at securing a property. The more landlords you reach out to, **the higher your chances of success!**



### 3. Make your reservation

Send a booking request to the landlord and receive a proposal. Book online by paying your first month's rent and the platform fees, which range from €179 to €489 depending on the city and accommodation type. These fees cover the support, listing verification, and assistance in case of problems.

The online reservation on the Studapart platform is mandatory. It secures the transaction, positioning Studapart as a trusted third party ready to intervene if necessary, and includes guarantees related to the reservation.



**First month's rent**



**Studapart's platform fees**



**Studapart Guarantee**  
(optional)

#### Payment in 3 installments at no extra charge

With the payment in 3 installments, you can split your payment **into three equal installments.**





## Home insurance

Also known as **multi-risk home insurance (MRH)**, it is mandatory and must be active on the day the tenant moves in. Since 2021, Studapart offers its own home insurance to tenants who have booked through our platform.



**Subscribe directly on the platform**, right after booking or before moving into the property.



Available in both **French** and **English**



Includes **liability insurance**



On average, €10 per month for a studio

## Cancellation insurance

At Studapart, we know that plans can change. A visa refusal, a medical or family emergency? No need to panic! Cancellation Insurance by Studapart is there to cover you and guarantee a simple refund.

### Why choose Cancellation Insurance?

If you have to cancel for a reason covered by the insurance (visa refusal, medical emergency...), we'll refund your 1st month's rent and booking fees.



**Home insurance**  
Activated



## 4. Start your move-in off right

We share below the different steps after you make your reservation:

### 1. Signing the lease

You can sign it remotely at the time of booking, prior to your move-in with a scan, or in person on the day of the move-in inspection. You and your landlord will decide when to sign it: for example, if you need proof of address to obtain a visa, you can, of course, sign it remotely once your reservation is confirmed. The lease (or rental agreement) is a written document that lists all the necessary information for a smooth rental process. There are different types of leases. For instance, the contract is not the same depending on whether the property is rented furnished or unfurnished.

### 2. Move-in inspection

The move-in inspection is a crucial step to avoid any misunderstandings when you move out. It's important to take photos of each room and carefully read the document to ensure everything is in order. This will serve as a reference in case of any alleged damage during the move-out inspection. If anything seems incorrect, don't hesitate to point it out. A detailed inspection report will help you get your full security deposit back at the end of your stay.

### 3. Signing up for utilities (electricity, internet, etc.)

When you move in, it's important to subscribe to new services such as electricity, gas, water, and internet. Before moving into your new place, get in touch with our partner, Papernest, and benefit from free installation assistance and great deals. Save up to €480 on installation fees. As a bonus, you'll also get discount vouchers at many stores to help you set up your new home!

### 4. Arriving at your property

You have 24 hours from the move-in date specified on the platform to contact our support team in case of any issues in the property. If necessary and according to our terms and conditions, we may activate our protection against unexpected events to help you find an alternative solution.

## 5. Prepare your departure

If you wish to leave your accommodation, you must send a notice of departure to the landlord by registered mail with acknowledgment of receipt. According to the law, you will have either 1 or 3 months after receiving this letter, depending on the city, to vacate the property.

Once your notice is sent and the departure period has passed, you can arrange a date for the move-out inspection. This will allow the condition of the property to be checked and any potential damages to be noted. Your security deposit will be returned within a maximum of one month if no damages are found. In case of damages, this period may be extended to 2 months to allow the landlord to make the necessary repairs and adjust the amount of the refund.



**Check-out  
inventory**




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**4. A dedicated team**




## 4. A dedicated team


As a student from **Université de Toulon**, you can benefit from personalized **support in all your steps**.




**Email :**  
support@studapart.com



Through **chat**



**New** Contact us on WhatsApp !



A **multilingual** team is available **6 days a week**  
**from 9 AM to 5 PM** to answer all your  
questions.

**Get to know the Studapart team! !**



**Fiona**



**Julien**



**Marine**