

Lessors prevent unsettled rents and damage within the apartment through asking the student for a rent and security deposit. This document presents the different subsidies available.



RENT DEPOSIT & SECURITY DEPOSIT



The GRL aids the process of finding housing. The website offers a thorough users guide and a list of collaborators by department.

www.grl.fr

Rent deposit

This type of deposit means a third party called a “guarantor” (“garant” in French) must pay the rent if the student is unable to do so. The deposit can be paid by the student’s parents, a bank or other authority. Most private lessors ask the student’s guarantor to have been living in France for at least 2 years, so they would already have filed a tax registration.

Security deposit

This deposit (“caution” in French) ensures the lessee respects his duties (e.g. paying for repairs due to damages). For an unfurnished apartment, the deposit amount is equal to a month’s rent excluding charges. For a furnished apartment, both parties may negotiate the amount. When the lease is terminated, the owner must give back this deposit minus the legitimate amounts due (last rent, repairs, etc.). A few social authorities can help students work out the amount necessary for a deposit and/or serve as guarantor in cases of unsettled payments.

Below are the main ones.

The Tenancy Guarantee Scheme

The “Garantie des Risques Locatifs”, (or **GRL**) is a Tenancy Guarantee Scheme which aims at helping students access

housing. The lessor must sign a GRL contract with an approved insurer. The only condition of access to the GRL is that the rent must not be higher than 50% of the student’s monthly income, including housing assistance.

The GRL is supported by both the French government and social actors and is supposed to help students, however those that neither work nor benefit from a scholarship usually have incomes below the cap of 50% of their income, and are therefore are ineligible.

Loca-Pass

This scheme contributes to the student’s security or rent deposit. It is made up of two different although complementary parts (anyone can apply to both parts):

Avance Loca-Pass (Loca-Pass advance): a free advance for the rent deposit asked. Restricted to housings used as main residence (including furnished housing) and to a maximum of 500€.

Garantie Loca-Pass (Loca-Pass Guarantee): this is a guarantee for unsettled rents stipulating that the lessee will have to refund to the authority managing the Loca-Pass. Loca-Pass is only for students who benefit from a French scholarship or for people less than 30 years old in part-time training in a company.



This website provides the criteria to access the Loca-Pass program for student with a French scholarship

www.actionlogement.fr

ASSISTANCE OPPORTUNITIES RECAP

Name	Housing type	Cost	Security deposit	Rent deposit	Specific conditions
Garantie Risques Locatifs (GRL) www.grl.fr	Any housing in the private sector used as main residence and with which monthly rent does not exceed 2,000€ excluding charges	Aucun frais de dossier. Prêt des sommes dues et remboursement à l'amiable calculée entre l'assureur, le bailleur et le locataire.	Advance for unsettled rent before the rent contract terminates to a maximum of 70,000€	No advance for the deposit with the GRL	Monthly rent must not exceed 50% of the lessee monthly incomes including housing assistance
Loca-Pass www.actionlogement.fr	Housing used as main residence owned by a legal entity under an APL (housing aid) convention	No fees: Interest-free loan granted without application fee, guarantee and insurance and under specific refund conditions.	Possible advance of 18 months maximum to a maximum of 2,300€/month.	Advance limited to 500€	For students with a French scholarship under 30 years old only. Registration two months after signing the rent contract. Can't be combined with the GRL
Passeport Logement Etudiant www.cnous.fr	Any housing in the private sector used as main residence benefiting from the CROUS quality label	Maximum fee of 1.5% of monthly rent (3-5€)	For unsettled rents to a maximum of five months rents and a cap of 400€	First rent is paid to the owner on lease signature.	Students must file an application in the CROUS in order to benefit from the Student Housing Passport (Passeport Logement Etudiant).
Cautions Bancaires	Any housing in the private sector used as main residence	Registration fees (20-100€) and annual fee (1-2% of annual rent)	Conditions depend on the bank	One-month loan for the first month	Banks check applications on diverse criteria

The Student Housing Passport



The Student Housing Passport scheme ("Passeport Logement Etudiant") was launched in September 2011 and is specifically designed for student housing. It offers a solitary surety to a maximum of five unpaid monthly rents of 400€ maximum and a loan for the deposit.

Students who wish to get a rent deposit and/or a security deposit can ask the CROUS or a bank acting as a partner in the scheme. They will offer guidance on the best solution, the Student Housing Passport or their best commercial offer. In order to prevent abuse, the housings offered must comply with the CROUS quality label (see the document "CROUS and CNOUS"). In order to cover the managing costs spent by the CROUS, students must pay a fee of 1.5% or less of the monthly rent (about 3-5€).

This scheme was first tested in 2011 by the education authorities in Lille and Lyon. Its extension to the rest of France is planned in the future based on feedback.

The Student Housing Passport originates from a similar project in the Aquitaine region starting in 2006. The Aquitaine local council put in place guarantees called "CLE Aquitaine" in order to help students (from France, Europe or abroad) build a deposit and to act as guarantor.

Bank deposit

Several banks offer a bank deposit solution for renting. The bank commits to paying unsettled rents on behalf of the student, and in exchange the student puts money on to a blocked bank account. This commercial solution comes with service charges (usually 20-100€) and an annual cost of 1-2% for the accumulation of the 12 months of rent for a year of deposit. Banks check applications on a diverse set of criteria. They can also offer specific solution to young students (under 28 years old), so don't hesitate to consult the bank.

These solutions are only for clients of the bank, and triggers the blocking of a certain amount of money which can be negotiated and depends greatly on each bank.



The Aquitaine regional council may agree to be a guarantor under specific terms and conditions for a student registered in a higher education institution in Aquitaine. Since 2010, this scheme is also for trainees, apprentices and students having a doctorate degree.

www.cle.aquitaine.fr