# The International Student's Accommodation Checklist for France

## Introduction: Your Key to a French Home

Navigating the French rental market presents a unique set of challenges and opportunities for international students. Unlike rental processes in many other countries, securing accommodation in France—particularly in competitive urban centers like Paris, Lyon, or Nice—is less about finding a property and more about proving oneself as a reliable tenant. The process is highly formalized and places significant emphasis on preparation. Landlords are often risk-averse, operating within a legal framework that is strongly protective of tenants' rights, which in turn makes them exceptionally selective.1 Consequently, the most critical step in the housing search happens before the first viewing: the compilation of a comprehensive application file known as the

*dossier de location*.3

This guide is designed to demystify this process for Indian students preparing for their academic journey in France. It provides a structured, step-by-step approach to building a compelling rental application, conducting thorough remote property evaluations, engaging confidently with landlords, and, crucially, identifying and avoiding the sophisticated rental scams that often target newcomers.5 By understanding the cultural and legal nuances of the French system, students can transform a potentially stressful search into a successful and empowering experience. The following sections will break down the process into four manageable parts: assembling your "rental passport" or

*dossier*, mastering the virtual viewing, asking the right questions, and staying vigilant against fraud.

## Section 1: The "Dossier de Location" – Your Rental Passport

In France, the housing search begins not with a property but with a file. The *dossier de location*, or rental application file, is a curated collection of documents that serves as a tenant's professional and financial resume. It is the primary tool used by landlords and real estate agencies to assess a candidate's suitability and reliability. In high-demand cities, a complete, well-organized *dossier* is not just an advantage—it is a prerequisite for being considered, often requested even before a viewing is scheduled.4

### Understanding the Dossier's Importance

The emphasis on the *dossier* is a direct consequence of France's robust tenant protection laws, which make the eviction process lengthy and difficult for landlords.1 To mitigate the risk of non-payment or property damage, landlords meticulously screen applicants to find the most financially secure and responsible candidate. For an international student, who typically lacks a French credit history or a stable local income, a strong

*dossier* is the only way to build trust and demonstrate solvency.8

To streamline and secure this process, the French government has created a free online service called DossierFacile. This platform allows tenants to create a state-approved, secure digital file with a watermarked QR code, which helps prevent fraud and reassures landlords of the documents' authenticity.4 Preparing this file in advance and having it ready in a single, well-organized PDF for digital submission is a critical first step that signals seriousness and preparedness to any prospective landlord.9

### Core Documents for the Student's File

While requirements can vary slightly, a standard *dossier* for an international student must contain specific documents that verify identity, student status, and financial capacity.10

* **Proof of Identity:** A clear copy of a valid passport is essential. For non-EU students, this must be accompanied by a copy of the valid student visa. The most important document is the VLS-TS (Visa de Long Séjour valant Titre de Séjour), or Long-Stay Visa equivalent to a Residence Permit, as it is often a prerequisite for eligibility for crucial services like the Visale guarantee and CAF housing aid.12
* **Proof of Student Status:** This is typically a university acceptance letter (*lettre d'admission*) for incoming students or a current student ID card (*carte d'étudiant*) or enrollment certificate (*certificat de scolarité*) for those already studying.8
* **Proof of Current Address (*Justificatif de Domicile*):** This can seem paradoxical for someone seeking housing. However, it refers to a current proof of residence. For a student still in India, a recent utility bill from their family home may suffice. For those already in France, this could be a receipt from temporary housing (like a hotel or Airbnb) or, more commonly, a formal letter from a host known as an *attestation d'hébergement*.11
* **Proof of Financial Resources:** This is arguably the most scrutinized part of the *dossier*. Landlords in France operate on a general rule that a tenant's monthly income or available funds should be at least three times the monthly rent.17 For a student, this can be demonstrated through several documents:
  + An official letter confirming a scholarship (*attestation de bourse*), detailing the amount and duration.
  + Recent bank statements (from an Indian or French bank) showing sufficient savings to cover the rent for the lease term.
  + A formal letter of financial support from parents or a sponsor, often accompanied by their own proof of income (such as their last three payslips or latest tax notice).8

### The Guarantor ("Le Garant"): The Biggest Hurdle for International Students

The single greatest challenge for international students renting in France is the requirement of a guarantor, or *garant*. A *garant* is a person or organization that signs a legal commitment (*acte de cautionnement*) to pay the rent and any associated charges if the tenant fails to do so.14

Landlords overwhelmingly prefer a guarantor who is a resident of France, holds a permanent employment contract (CDI - *contrat à durée indéterminée*), and earns a net monthly income of three to four times the rent.17 This stringent requirement is not merely a financial check; it is a legal safeguard. The French legal system is designed to protect tenants, making it difficult and costly for landlords to evict someone for non-payment.1 A French-based guarantor provides the landlord with a legally and practically accessible party to pursue for arrears within the French judicial system. A student's family abroad, regardless of their financial standing, does not offer the same level of legal recourse, making them an undesirable option for most landlords.17 This reality makes finding a personal guarantor nearly impossible for the vast majority of international students.

### Your Solutions: Alternatives to a Personal Guarantor

Recognizing this significant barrier, several robust solutions have been developed to help international students meet the guarantor requirement. It is essential to secure one of these alternatives *before* beginning the apartment search.

* Option 1: Garantie Visale (The Best Free Option)  
  The Visale guarantee is a free, state-backed guarantor service provided by Action Logement, a French organization focused on housing access.14 It is the most recommended option for eligible students.
  + **Eligibility:** To qualify, international students must be between 18 and 30 years old and hold a valid VLS-TS visa. EU students are also eligible with a student card and passport.14
  + **Process:** The application is completed entirely online at visale.fr. Students must create an account, fill out a questionnaire, and upload supporting documents (passport, VLS-TS, and university enrollment certificate). Crucially, a student can and should apply for Visale *before* finding an apartment, as a final address is not needed to obtain the eligibility certificate, known as a "visa".16 Once approved, this certificate is presented to landlords as proof of a state-backed guarantee.
  + **Coverage:** Visale covers unpaid rent up to a certain limit, which is typically €1,500 per month in the Paris region (Île-de-France) and €1,300 per month in the rest of France.16
* Option 2: Commercial Guarantor Services (Paid)  
  Several private companies offer guarantor services for a fee. Prominent providers include Garantme, Cautioneo, and SmartGarant.18
  + **Process and Cost:** These services assess a student's financial profile, including parental support or funds from their home country, and issue a guarantee certificate. The fee is typically between 3% and 4.5% of the total annual rent.14
  + **Advantages:** These companies often provide multilingual support (a significant benefit for students not yet fluent in French) and can issue a certificate within 24 hours, providing a competitive advantage in a fast-moving market.14
* Option 3: Bank Guarantee (Caution Bancaire) (A Last Resort)  
  A less common and more financially demanding option is the caution bancaire. In this arrangement, a French bank agrees to act as the guarantor.
  + **Mechanism:** The student must deposit a significant sum—typically equivalent to 6 to 12 months' rent—into a blocked account at the bank for the entire duration of the lease.17
  + **Drawbacks:** This option requires a large amount of liquid capital that will be inaccessible for the lease term and also incurs bank setup and management fees, making it an impractical choice for most students.17

The following table provides a consolidated checklist of the documents needed to build a complete *dossier de location*.

| Document Category | For the Student | For the Guarantor (Physical Person) | For VISALE / Commercial Guarantor |
| --- | --- | --- | --- |
| **Identity** | Copy of Passport & Student Visa (VLS-TS) 12 | Copy of French ID Card or Passport 10 | N/A (Service provides its own certificate) |
| **Student Status** | University Acceptance Letter / Student Card 13 | N/A | University Acceptance Letter / Student Card 25 |
| **Financial Proof** | Bank Statements (showing sufficient funds), Scholarship Letter, Proof of Parental Support 8 | Last 3 Payslips, Latest Tax Notice (*Avis d'imposition*) 10 | Bank Statements, Scholarship Letter, Proof of Parental Support 14 |
| **Current Residence** | Proof of current address (e.g., utility bill from home country, temporary housing receipt, *attestation d'hébergement*) 11 | Proof of Address (e.g., utility bill) 10 | Proof of current address |
| **Guarantee** | N/A | Signed *Acte de Cautionnement* 31 | VISALE Certificate or Certificate from Commercial Service 14 |

## Section 2: The Virtual Viewing – Your Eyes on the Prize

For an international student, conducting a property search from abroad means relying heavily on virtual viewings. While convenient, this requires a systematic and critical approach to ensure the property is accurately represented and to avoid scams. A live, interactive tour is non-negotiable.

### Mastering the Live Video Tour

Insist on a live video call via a platform like WhatsApp, FaceTime, or Zoom rather than accepting pre-recorded videos.32 A live tour allows for real-time interaction, enabling the student to direct the agent or landlord to specific areas of the apartment and ask questions as they arise.34 This is also a crucial step in verifying the legitimacy of the listing, as scammers often use stolen or outdated videos and will make excuses to avoid a live call.35 During the tour, it is advisable to take numerous screenshots and, if permission is granted, to record the video call for detailed review later.32

### The Essential Inspection Checklist

French apartments, particularly older ones in cities like Paris, have unique characteristics and potential issues that require careful inspection.

* **Structural & Safety:**
  + **Damp and Mould (*Humidité et Moisissure*):** This is a prevalent issue in older buildings.37 The agent should be asked to show close-ups of corners near the ceiling, areas behind large furniture (like wardrobes), and the frames around windows. Signs to look for include dark spots, peeling paint, condensation, or a persistent musty smell.34
  + **Windows & Doors:** The agent should demonstrate that windows and doors open, close, and lock properly. It is important to check for double glazing (*double vitrage*), which significantly impacts heating costs and noise insulation.40
  + **Electrical System:** Ask to see the electrical panel (*tableau électrique*). A modern panel with circuit breakers is a good sign, whereas an old one with ceramic fuses may indicate outdated and potentially unsafe wiring. The number and placement of electrical outlets (*prises*) should also be noted, as older apartments often have very few.42
* **Plumbing & Heating:**
  + **Water Pressure & Hot Water:** Request that the agent turn on the taps in the kitchen and bathroom, as well as the shower. This allows for an assessment of the water pressure and the time it takes for hot water to become available.40
  + **Heating System (*Chauffage*):** A critical question is whether the heating is collective (*chauffage collectif*) or individual (*chauffage individuel*). Collective heating is managed by the building and its cost is included in the monthly *charges*, while individual heating (usually electric or gas) is controlled and paid for directly by the tenant. This has a major impact on monthly expenses.45 The agent should show the radiators and any thermostat.
* **Appliances & Amenities:**
  + **The Kitchen (*La Cuisine*):** This is a point of significant cultural difference. An unfurnished apartment (*non meublé* or *vide*) in France can legally come with no kitchen equipment whatsoever—sometimes not even a sink or cupboards, just exposed pipes.47 It is imperative to ask, "  
    *Est-ce qu'il y a une cuisine équipée?*" ("Is there a fitted kitchen?"). For a furnished rental (*meublé*), the law requires a minimum set of equipment, including a stovetop (*plaques de cuisson*), an oven or microwave, and a refrigerator.2
  + **Laundry (*Laverie*):** An in-unit washing machine is not a standard feature. It is important to ask if one is provided. If not, inquire if there is a communal laundry room (*buanderie* or *laverie*) in the building. Otherwise, the student will need to budget for using a local laundromat (*laverie automatique*).40
* **General Condition & Environment:**
  + **Noise Levels:** During the live tour, ask the agent to pause and remain silent for a minute. This can help in detecting noise from neighbors or the street.42 Inquire about the other occupants of the building—are they primarily students or families? This can indicate the general noise level to expect.51
  + **Mobile Signal & Internet:** Ask the agent about the availability of high-speed fibre optic internet (*la fibre*), as this is not yet universal. It is also wise to ask them to check their mobile phone signal strength inside the apartment, as thick stone walls in old buildings can sometimes interfere with reception.53

## Section 3: Mastering the Conversation – Essential Questions for the Landlord/Agent

Beyond the physical inspection, a series of targeted questions about the lease, finances, and practicalities is necessary to fully understand the rental terms and avoid future complications.

### The Lease ("Le Bail")

The lease, or *bail*, is the legally binding contract governing the tenancy. Understanding its key terms is non-negotiable.

* **Type of Lease:** The most common and advantageous lease for students renting a furnished property is the *bail étudiant*. This is a fixed-term 9-month contract that aligns with the academic year and, importantly, does not automatically renew. This prevents the student from being liable for rent over the summer holidays if they return home.55 The standard furnished lease is for one year, while an unfurnished lease is typically for three years.47
* **Notice Period (*Préavis*):** A key question is, "What is the notice period (*préavis*) if I need to terminate the lease early?" For a tenant in a furnished property (including under a *bail étudiant*), the notice period is one month, and they do not need to provide a reason.56 For an unfurnished property, the notice period is generally three months, although this is reduced to one month in designated "tense zones" (  
  *zones tendues*), which include Paris and many other major cities.56
* **The Inventory (*État des Lieux*):** It is crucial to confirm, "Will a comprehensive move-in inventory (*état des lieux d'entrée*) be conducted?" This is a legal requirement in France. The *état des lieux* is a highly detailed, room-by-room report documenting the condition of the property and all its fittings at the start of the tenancy. It is signed by both landlord and tenant. At the end of the tenancy, a move-out inventory (*état des lieux de sortie*) is conducted and compared to the initial report. Any damages beyond normal wear and tear noted in the comparison can be deducted from the security deposit. If no move-in inventory is performed, French law presumes the tenant received the property in perfect condition, which puts the tenant at a significant disadvantage.45

### Money Matters: Rent, Charges, and Deposit

The financial aspects of a French rental can be complex, and clarity is essential for effective budgeting.

* **Rent Breakdown:** The first financial question should always be, "Is the advertised rent *charges comprises* (CC) or *hors charges* (HC)?" The term *hors charges* refers to the base rent only. *Charges comprises* means the rent includes an amount for building service charges.65
* **Understanding the "Charges":** A critical follow-up question is, "What is included in the *charges*, and are they a fixed fee (*forfait*) or a provision (*provision sur charges*)?" This distinction is vital. A *forfait* is a fixed monthly amount that will not change. A *provision*, however, is an estimated monthly payment based on the previous year's costs. At the end of the year, the landlord performs a reconciliation (*régularisation annuelle*). If the actual costs were higher than the provisions paid, the tenant will receive a bill for the difference.66 This can lead to an unexpected and significant expense. The  
  *charges* typically cover cold water, maintenance of common areas (elevator, cleaning), and sometimes collective heating and hot water. They almost never include the tenant's individual electricity consumption or internet subscription, which must be paid for separately.46
* **Security Deposit (*Dépôt de Garantie*):** Confirm the amount of the security deposit. French law caps this amount at a maximum of one month's base rent for unfurnished properties and two months' base rent for furnished properties.60 It is important to note that for a specific type of short-term furnished lease known as a  
  *bail mobilité* (1-10 months), it is illegal for a landlord to request any security deposit.73
* **Housing Assistance (CAF):** Inquire, "Is the property eligible for CAF housing assistance (*aide au logement*)?" The *Caisse d'Allocations Familiales* (CAF) is a government body that provides monthly rent subsidies to eligible individuals, including international students with a VLS-TS visa who are not related to their landlord and have resources below a certain threshold.23 Eligibility often depends on the property meeting certain standards. If eligible, the landlord will need to provide specific information for the student's online application.76

### Safety and Practicalities

* **Home Insurance (*Assurance Habitation*):** Confirm that proof of home insurance is required. It is a legal obligation for every tenant in France to take out a comprehensive home insurance policy before they can receive the keys to the property. This insurance covers risks such as fire, water damage, and theft.9
* **Maintenance & Repairs:** Ask for clarity on the repair process: "Who is the primary contact for maintenance issues, and what is the procedure for reporting a problem?" It is important to have clear contact details for both routine and emergency situations.71
* **Internet Setup:** As landlords are not responsible for providing internet, ask, "What is the typical process for tenants in this building to set up an internet connection?" This may involve knowing which providers (such as Orange, Free, Bouygues Telecom, or SFR) service the building and whether any specific installation is required.

## Section 4: Staying Safe – Your Guide to Avoiding Rental Scams

International students are prime targets for rental scams due to their unfamiliarity with local procedures, language barriers, and the urgency of securing housing from a distance.6 Vigilance and a healthy dose of skepticism are the best defenses.

### The "Too Good to Be True" Test

The most common lure used by scammers is an unrealistically low price. If an advertisement shows a spacious, well-located apartment for a rent significantly below the market rate for that neighborhood, it should be treated with extreme suspicion.79 Students should familiarize themselves with average rental costs by browsing legitimate, well-known French property portals like SeLoger or PAP.fr (Particulier à Particulier) to establish a realistic price baseline for their target area.5

### Major Red Flags

Several recurring patterns are hallmarks of fraudulent rental listings in France.

* **The "Landlord Abroad" Story:** This is the most prevalent scam. The fraudster, posing as the landlord, will claim to be living or working abroad and therefore unable to conduct an in-person viewing.35 They will attempt to manage the entire rental process via email or messaging apps, building a narrative to gain the victim's trust before asking for money. The fundamental rule is:  
  **never rent a property without seeing it first**, either in person or via a trusted contact.80
* **Upfront Payment Demands:** Scammers will create a sense of urgency and demand a payment—often disguised as a "reservation fee" or "holding deposit"—to secure the property before a lease has been signed. It is illegal in France for a landlord to ask for any payment before the lease is formally signed.79
* **Untraceable Payment Methods:** A definitive sign of a scam is a request for payment via non-standard, untraceable methods. In France, the most notorious of these is the **"mandat cash"** (a cash-by-post service), but also includes international wire transfers through services like Western Union or MoneyGram.6 These methods are favored by criminals because once the money is sent, it is impossible to trace or recover. Legitimate rental transactions in France are conducted via a standard French bank transfer (  
  *virement bancaire*) and only *after* the lease agreement has been signed by both parties.71
* **Pressure Tactics:** Fraudsters often invent stories about high demand for the property to pressure prospective tenants into making a hasty decision and sending money without proper verification. They might claim other applicants are ready to pay immediately.6 A legitimate landlord or agency will allow a reasonable amount of time for due diligence.
* **Poor Communication:** Be wary of listings with poor grammar, vague descriptions, or a lack of specific details. Communication exclusively through messaging apps like WhatsApp or with individuals using non-French phone numbers should also be considered a warning sign.6

### Proactive Verification Steps

To protect against scams, students should take several proactive steps to verify the legitimacy of a listing and the landlord.

* **Verify the Listing:** Use online tools to cross-reference the information provided. Google Maps and Street View can confirm the existence and external appearance of the address. A reverse image search (using Google Images or TinEye) on the property photos can reveal if they have been stolen from another legitimate listing, such as an old real estate advertisement or an Airbnb page.35
* **Verify the Landlord:** A genuine landlord will be able to provide proof of ownership. Do not hesitate to ask for a copy of their *titre de propriété* (title deed) or their most recent *taxe foncière* (property tax notice). A scammer will be unable or unwilling to provide these documents.35
* **Watermark Your Documents:** Identity theft is a secondary risk of rental scams. Fraudsters create fake listings to harvest the personal documents from applicants' *dossiers*, which they then use to commit other crimes.82 To prevent this, students should add a watermark to all digital copies of their documents before sending them. The French government provides a free, official tool for this purpose at  
  filigrane.beta.gouv.fr, which allows users to add a custom watermark (e.g., "Document exclusively for rental application").79

### What to Do If You Suspect a Scam

If a listing or interaction raises red flags, it is crucial to act decisively.

* Immediately cease all communication with the individual.5
* Do not send any money or any further personal documents.
* Report the fraudulent listing to the website or platform where it was posted (e.g., Le Bon Coin, Facebook Marketplace) to protect other potential victims.82
* Report the incident to the official French government platform for online fraud, THÉSÉE (*Traitement Harmonisé des Enquêtes et Signalements de E-escroqueries*).82
* If money has already been sent, contact your bank immediately to report the fraud and attempt to stop the transaction. However, recovery is highly unlikely if an untraceable method like a wire transfer was used.82

By arming themselves with this knowledge, Indian students can approach the French rental market with confidence, prepared to build a strong application, critically evaluate properties, and secure a safe and welcoming home for their studies abroad.

#### Works cited

1. Why aren't there kitchens in German apartments? - Quora, accessed August 20, 2025, <https://www.quora.com/Why-aren%E2%80%99t-there-kitchens-in-German-apartments>
2. Renting in France: a guide for expat tenants - Expatica, accessed August 20, 2025, <https://www.expatica.com/fr/housing/renting/rent-in-france-101131/>
3. The apartment rental process in France (Nice area) : r/ExpatFIRE - Reddit, accessed August 20, 2025, <https://www.reddit.com/r/ExpatFIRE/comments/1jcqu9m/the_apartment_rental_process_in_france_nice_area/>
4. Blog | Your dossier - Important for applying for an apartment - Gate to Paris Relocation, accessed August 20, 2025, <https://www.gate-to-paris.com/en/blog/9/dossier-for-the-apartment-search-in-paris.html>
5. Avoiding Rental Scams in France - Cautioneo, accessed August 20, 2025, <https://www.cautioneo.com/blog/rental-scams-france/>
6. How to Spot a Rental Scam: Red Flags International Students Should Know - Leverage Edu, accessed August 20, 2025, <https://leverageedu.com/learn/how-to-spot-a-rental-scam/>
7. Renting in France: Preparing Your Dossier & Guarantor - FrenchEntrée, accessed August 20, 2025, <https://www.frenchentree.com/living-in-france/moving-to-france/renting-in-france-preparing-your-dossier-guarantor/>
8. Finding a place to stay – part 2 – creating your DOSSIER DE LOCATION, accessed August 20, 2025, <https://frenchbureaucracy.wordpress.com/other-administrative-procedures/finding-a-place-to-stay-2/finding-a-place-to-stay-part-2-creating-your-dossier-de-location/>
9. Prepare Your French Dossier De Location Easily ! - dareandgo.fr, accessed August 20, 2025, <https://dareandgo.fr/en/prepare-your-dossier-de-location-easily/>
10. Some tips before renting accommodation | Étudiant.gouv, accessed August 20, 2025, <https://www.etudiant.gouv.fr/en/some-tips-renting-accommodation-988>
11. Future tenant of a private dwelling: proof to be given to the owner - Service-Public.fr, accessed August 20, 2025, <https://www.service-public.fr/particuliers/vosdroits/F1169?lang=en>
12. Documents needed to rent an apartment in france - Cautioneo, accessed August 20, 2025, <https://www.cautioneo.com/blog/documents-rent-france-expat/>
13. A Full List of Documents You'll Need in France for Renting an Apartment, accessed August 20, 2025, <https://hub.wunderflats.com/the-full-list-of-documents-for-renting-an-apartment-in-france/>
14. RENTAL GUARANTOR SERVICES FOR INTERNATIONAL STUDENTS, accessed August 20, 2025, <https://psl.eu/sites/default/files/2023-01/WD_Vademecum_GarantEN23.pdf>
15. VISALE PROCEDURE How to apply for a visa with "visale.fr" - EDHEC Business School, accessed August 20, 2025, <https://www.edhec.edu/sites/default/files/Step%20by%20step%20visale%20EN.pdf>
16. Learn about VISALE: Free rental deposit for foreign students in France, accessed August 20, 2025, <https://gogofrance.com/en/blog/visale-guide-students-france/>
17. How to find a guarantor to rent an apartment in France? - Paris Rental, accessed August 20, 2025, <https://en.parisrental.com/blog/essential-rental-info/how-to-find-a-guarantor-to-rent-an-apartment-in-paris>
18. Foreign students: who can vouch for you? - Studapart, accessed August 20, 2025, <https://www.studapart.com/en/our-tips/foreign-students-who-can-vouch-you>
19. What Is A Garant In France ? - STUDENT GUIDE - dareandgo.fr, accessed August 20, 2025, <https://dareandgo.fr/en/what-is-a-garant-in-france-guide-international-student/>
20. Finding a guarantor for your rental - five practical solutions - Paris Attitude, accessed August 20, 2025, <https://blog.parisattitude.com/en/guarantor-for-rent>
21. The different types of accommodation for students in France, accessed August 20, 2025, <https://www.canada.campusfrance.org/en/the-different-types-of-accommodation-for-students-in-france>
22. Visale Guarantee - ESN Paris, accessed August 20, 2025, <https://paris.esnfrance.org/en/visale-guarantee/>
23. Housing assistance - Lyon Campus, accessed August 20, 2025, <https://www.lyoncampus.com/en/live/housing-assistance>
24. WHAT YOU NEED TO KNOW ABOUT VISALE, THE FREE SECURITY DEPOSIT SERVICE FOR STUDENTS - Campus France Singapore, accessed August 20, 2025, <https://www.singapour.campusfrance.org/what-you-need-to-know-about-visale-the-free-security-deposit-service-for-students>
25. Visale warranty: how to get it? - Studapart, accessed August 20, 2025, <https://www.studapart.com/en/our-tips/visale-warranty-how-get-it>
26. Garantme: French rent guarantor for your housing in France, accessed August 20, 2025, <https://app.garantme.fr/en>
27. The French guarantor for international students, renting an appartment in France has never been easier! - Cautioneo, accessed August 20, 2025, <https://lp.cautioneo.com/etudiant-etranger/>
28. How to Find a Guarantor in France: The Best Solutions for Students, accessed August 20, 2025, <https://www.studyinfrance.org/housing/guarantor>
29. Rent deposit & security deposit - Campus France, accessed August 20, 2025, <https://www.indonesie.campusfrance.org/system/files/medias/documents/2018-07/caution_depot_en.pdf>
30. Finding a guarantor in France: solutions for expatriates - SmartGarant, accessed August 20, 2025, <https://www.smart-garant.com/en/blog-posts/finding-a-guarantor-in-france-solutions-for-expatriates>
31. Phrases related to housing - Université PSL, accessed August 20, 2025, <https://psl.eu/en/lifepsl/psl-housing-service/phrases-related-to-housing>
32. Maximize Your In-Person Apartment Tour: Tips for a Successful Visit - RentCafe, accessed August 20, 2025, <https://www.rentcafe.com/blog/apartment-search-2/in-person-apartment-tour/>
33. A Guide to Virtual Property Viewings (or inspections) - RentBetter, accessed August 20, 2025, <https://rentbetter.com.au/article/a-guide-to-virtual-property-inspections>
34. House Viewing Checklist & Tips - haart, accessed August 20, 2025, <https://www.haart.co.uk/buying/buying-advice/house-viewing-checklist/>
35. How to avoid scams when looking for accommodation in France - Erasmus Place, accessed August 20, 2025, <https://erasmusplace.com/en/how-to-avoid-scams-when-looking-for-accommodation-in-france/>
36. Finding Student Housing in the U.S. for International Students, accessed August 20, 2025, <https://www.iefa.org/resources/finding-student-housing-in-the-us-for-international-students>
37. 5 Red Flags to Spot When Looking for Paris Apartments, accessed August 20, 2025, <https://en.parisrental.com/blog/living-better-in-paris/5-red-flags-to-spot-when-looking-for-paris-apartments>
38. House-viewing checklist - Which?, accessed August 20, 2025, <https://www.which.co.uk/money/mortgages-and-property/first-time-buyers/buying-a-home/house-viewing-checklist-aHBHE1l3AEb9>
39. House viewing tips - Hawes & Co, accessed August 20, 2025, <https://www.hawesandco.co.uk/buy/guides/house-viewing-tips>
40. Apartment Tours Checklist - Chicago - Honore Properties, accessed August 20, 2025, <https://www.honoreproperties.com/apartment-tours-check-list>
41. Apartment Inspection Checklist for Renters - Intact Insurance, accessed August 20, 2025, <https://www.intact.ca/en/blog/apartment-inspection-checklist>
42. How To Schedule an Apartment Tour & What To Know Before You Go - Greystar, accessed August 20, 2025, <https://www.greystar.com/renters-resources/general-guides/how-to-schedule-an-apartment-tour>
43. House-viewing checklist | Home Insurance | John Lewis Money, accessed August 20, 2025, <https://www.johnlewisfinance.com/insurance/home-insurance/house-viewing-checklist.html>
44. UK Redditors, what should one check or ask before renting a property here? : r/AskUK, accessed August 20, 2025, <https://www.reddit.com/r/AskUK/comments/tv70jr/uk_redditors_what_should_one_check_or_ask_before/>
45. INTERNATIONAL RESEARCHERS: YOUR HOUSING GUIDE Better understand rules relating to renting in France., accessed August 20, 2025, <https://www.euraxess.fr/system/files/2025-01/Housing%20guide%20for%20international%20researchers.pptx>
46. Utilities and contracts in France, accessed August 20, 2025, <https://www.welcometofrance.com/en/fiche/utilities-and-contracts>
47. Types of Apartments in France: Everything You Wanted to Know - Wunderflats HUB EN, accessed August 20, 2025, <https://hub.wunderflats.com/types-of-apartments-in-france/>
48. Furnished vs Unfurnished Rentals in France: Guide Renting in France - Ibanista, accessed August 20, 2025, <https://www.ibanista.com/furnished-vs-unfurnished-rentals-in-france-whats-best-for-your-first-year/>
49. Tenants: Furnished Rentals vs. Unfurnished Rentals - Lodgis Blog, accessed August 20, 2025, <https://blog.lodgis.com/en/tenants-furnished-rentals-vs-unfurnished-rentals/>
50. Furnishing your rental apartment - VINGT Paris, accessed August 20, 2025, <https://vingtparis.com/expert-advice/furnishing-rental-apartment/>
51. Questions to Ask When Viewing a Rental Property - Halifax, accessed August 20, 2025, <https://www.halifax.co.uk/mortgages/help-and-advice/renters/questions-to-ask-when-viewing-a-rental-property.html>
52. 11 questions to ask a landlord before renting a house | Ellis & Co, accessed August 20, 2025, <https://www.ellisandco.co.uk/guides/landlord/questions-to-ask-your-landlord-8292/>
53. 10 Questions to Ask Before Renting a Student Property - Pat Robson, accessed August 20, 2025, <https://www.patrobson.com/blog/student-property-rental-questions/>
54. How to Rent an Apartment in France: A Step-by-Step - Wunderflats HUB EN, accessed August 20, 2025, <https://hub.wunderflats.com/how-to-rent-an-apartment-in-france-step-by-step/>
55. How To Find Student Room In France - An Essential Guide - Language Atlas, accessed August 20, 2025, <https://languageatlas.com/find-student-room-in-france/>
56. Résilier un bail étudiant : Le guide complet en 3 minutes - LegalPlace, accessed August 20, 2025, <https://www.legalplace.fr/guides/resilier-bail-etudiant/>
57. Le préavis du bail étudiant : un départ anticipé réglementé - Colonies, accessed August 20, 2025, <https://www.livecolonies.com/guide-colocation/le-preavis-du-bail-etudiant-un-depart-anticipe-reglemente>
58. Student Lease Notice: Regulated Early Departure - Colonies, accessed August 20, 2025, <https://www.livecolonies.com/en/guide-colocation/le-preavis-du-bail-etudiant-un-depart-anticipe-reglemente>
59. Préavis et formalités du congé donné par le locataire - Service-Public.fr, accessed August 20, 2025, <https://www.service-public.fr/particuliers/vosdroits/F1168>
60. Renting in France, accessed August 20, 2025, <https://www.europe-consommateurs.eu/en/living-in-france/renting-in-france.html>
61. L'importance de l'état des lieux d'entrée - Cotoit, accessed August 20, 2025, <https://www.cotoit.fr/blog/limportance-de-letat-des-lieux-dentree/>
62. L'importance de l'état des lieux d'entrée lors d'une location immobilière - Manda, accessed August 20, 2025, <https://www.manda.fr/ressources/articles/limportance-de-letat-des-lieux-dentree-dans-la-location-immobiliere>
63. L' arrivée dans une location : comment se passe l'état des lieux d'entrée ? - ANIL, accessed August 20, 2025, <https://www.anil.org/parole-expert-logement-location-etat-lieux-entree/>
64. État des lieux d'entrée dans un bail d'habitation | Service-Public.fr, accessed August 20, 2025, <https://www.service-public.fr/particuliers/vosdroits/F31270>
65. The Ultimate Tenant Guide for Renting an Apartment in France: Everything You Need to Know - Wunderflats HUB EN, accessed August 20, 2025, <https://hub.wunderflats.com/the-ultimate-tenant-guide-for-renting-an-apartment-in-france/>
66. Rent including charges: what exactly does this mean? - Colonies, accessed August 20, 2025, <https://www.livecolonies.com/en/guide-colocation/loyer-charges-comprises-que-signifie-au-juste-cette-mention>
67. What do charges included mean in a rental contract? : r/AskFrance - Reddit, accessed August 20, 2025, <https://www.reddit.com/r/AskFrance/comments/12kfttq/what_do_charges_included_mean_in_a_rental_contract/>
68. Understanding Rental Contracts and Agreements in France: A Comprehensive Guide, accessed August 20, 2025, <https://en.parisrental.com/blog/essential-rental-info/understanding-rental-contracts-and-agreements-in-france-a-comprehensive-guide>
69. Rental property: what charges are included in the rent? - Colonies, accessed August 20, 2025, <https://www.livecolonies.com/en/guide-colocation/bien-locatif-quelles-sont-les-charges-comprises-dans-un-loyer>
70. How to pay rental charges in France? Fixed Charge or Provision? - Paris Rental, accessed August 20, 2025, <https://en.parisrental.com/blog/essential-rental-info/how-to-pay-rental-charges-in-france-fixed-charge-or-provision>
71. The Ultimate Checklist for Tenants Renting In France - Wunderflats HUB EN, accessed August 20, 2025, <https://hub.wunderflats.com/the-ultimate-checklist-for-tenants-renting-in-france/>
72. Dépôt de garantie dans un bail d'habitation | Service-Public.fr, accessed August 20, 2025, <https://www.service-public.fr/particuliers/vosdroits/F31269>
73. Le dépôt de garantie dans un bail de location : comment ça marche - LegalPlace, accessed August 20, 2025, <https://www.legalplace.fr/guides/depot-garantie/>
74. Can a student receive housing assistance (APL, ALS, ALF ..., accessed August 20, 2025, <https://www.service-public.fr/particuliers/vosdroits/F1563?lang=en>
75. Apply for housing benefits - Réfugiés.info, accessed August 20, 2025, <https://refugies.info/en/procedure/62f265d81119eede87fb1ae2>
76. Student housing aid - CAF, accessed August 20, 2025, <https://www.caf.fr/allocataires/caf-de-loire-atlantique/offre-de-service/logement/etudiant/student-housing-aid>
77. THE DIFFERENT TYPES OF LODGING FOR STUDENTS IN FRANCE, accessed August 20, 2025, <https://www.thailande.campusfrance.org/en/the-different-types-of-lodging-for-students-in-france>
78. Avoiding Rental Scams in Europe: A Guide for Foreign Students - Faisal Khan, accessed August 20, 2025, <https://faisalkhan.com/2024/10/17/avoiding-rental-scams-in-europe-a-guide-for-foreign-students/>
79. Beware of scams! - Aloha Student Support, accessed August 20, 2025, <https://aloha.rennes-sb.com/hc/en-us/articles/10057699878172-Beware-of-scams>
80. How to Avoid Rental Scams When Apartment Hunting in Paris, accessed August 20, 2025, <https://blog.parisattitude.com/en/how-to-avoid-rental-scams>
81. How to Find an Apartment in Paris on a Budget and Avoid Scams - France Channel, accessed August 20, 2025, <https://www.francechannel.tv/Blog/TheFCGuideToParis/How-to-Find-an-Apartment-in-Paris-on-a-Budget-and-Avoid-Scams>
82. Housing scams: how to avoid them when looking for a rental? - Garantme, accessed August 20, 2025, <https://garantme.fr/en/blog/tenant/housing-scams-how-to-avoid-them-when-looking-for-a-rental>
83. The ultimate guide to navigating housing in France as a foreigner - My English Sister, accessed August 20, 2025, <https://www.myenglishsister.com/post/how-to-find-accommodation-in-france>
84. Rental Fraud: How to Spot & Avoid Rental Scams | Equifax, accessed August 20, 2025, <https://www.equifax.com/personal/education/identity-theft/articles/-/learn/how-to-spot-rental-scams/>
85. Trying to rent in Paris, worried about getting scammed. - Reddit, accessed August 20, 2025, <https://www.reddit.com/r/paris/comments/wf6iam/trying_to_rent_in_paris_worried_about_getting/>
86. Rental Scams Explained - Consumer.gov, accessed August 20, 2025, <https://consumer.gov/scams-identity-theft/rental-scams-explained>
87. Asked for a Western Union postal deposit receipt before visiting a rental property: is this a scam? - Personal Finance & Money Stack Exchange, accessed August 20, 2025, <https://money.stackexchange.com/questions/160866/asked-for-a-western-union-postal-deposit-receipt-before-visiting-a-rental-proper>
88. Is this a scam? Apartment in Paris 3e, 655 euro/month, 23 meters. Sent a contract and signed, but asked me to wire the money. He included photos of his and his wife's ID card, but I imagine that could be faked well enough to trick me (American, who has never before visited France). French is - Reddit, accessed August 20, 2025, <https://www.reddit.com/r/paris/comments/14h4b1b/is_this_a_scam_apartment_in_paris_3e_655/>