

The American
University of Paris

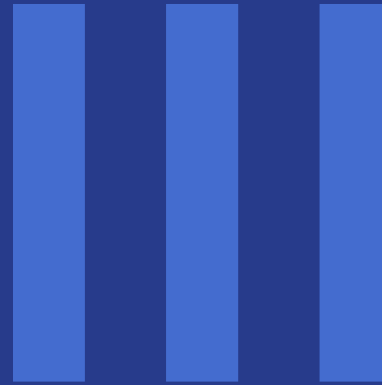
GRADUATE STUDENT HOUSING FORUM

The housing office is available to graduate students with the following services:

- **Access to an AUP Database:** assist students through their search on the database, serve as an intermediary to connect them to landlords looking for tenants, and continue supporting them during the rental period.
- **Support during the independent search:** provide an insight on listings, review leases with students, and provide general advice should issues arise.



THE AUP DATABASE





Independent room in Paris (75015)



Studio in Paris (75007)



Room with a host family in Paris (75018)



Room with a host family and meal plan in Paris (75014)



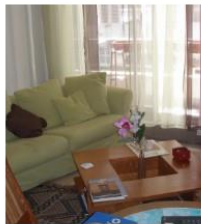
Independent room in Paris (75007)



Studio in Paris (75012)



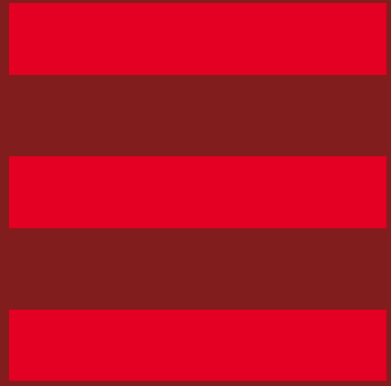
Studio in Paris (75006)



Two-room apartment in Paris (75007)

The AUP database is reserved to returning and graduate AUP students actively enrolled at the university.

The database is a remnant of the previous housing structure at AUP: some of the landlords in our network have rented their apartments to multiple generations of AUP students.



RULES AND REGULATIONS



Students will have to agree to database rules and regulations to use the resource. The AUP Database regulations are available at the following link: [Click Here](#).

- Students housed through the Housing Office make a commitment for a minimum of one semester...your departure must coincide with the end of a semester or summer session (at the end of the final exams).
- Security deposits (equivalent to one month's rent) and the first month's rent must be paid the day you move in - landlords may require the deposit in advance if you are securing the apartments a few months before move-in (in the summer ahead of the Fall semester for example).

Students will have to agree to database rules and regulations to use the resource:

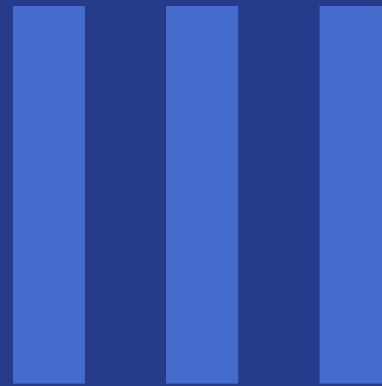
- French law requires that all renters have housing insurance. All students housed by the housing office must provide their landlords with a copy of their insurance attestation.
- If a student has outstanding housing-related claims or debts (such as an unpaid electricity bill, unpaid rent, or unpaid damages to an apartment), a hold will be placed on the student's account preventing retrieval of grade reports, transcripts and diplomas until the debt has been settled and the Housing Office has received confirmation from the landlord.

Additional rules, regulations, and best practices:

- Pay your rent on time; always ask for a receipt.
- Keep the apartment in good shape: clean, tidy, in good working order. Notify the landlord immediately in case of maintenance issues.
- Be communicative and responsive with your landlord, and with AUP housing.
- When in doubt: ask!



THE DATABASE SEARCH



STEP ONE: Read the database regulations and policies

Make sure to read the database regulations and policies outlined above carefully before accessing the database. You will be asked to agree to the policies before initiating your search with the housing office.

STEP TWO: Review available listings

You will need to use your AUP credentials (netID and password) to access the [AUP housing database](#). Review the listings available and try to narrow down your options to about five preferences.

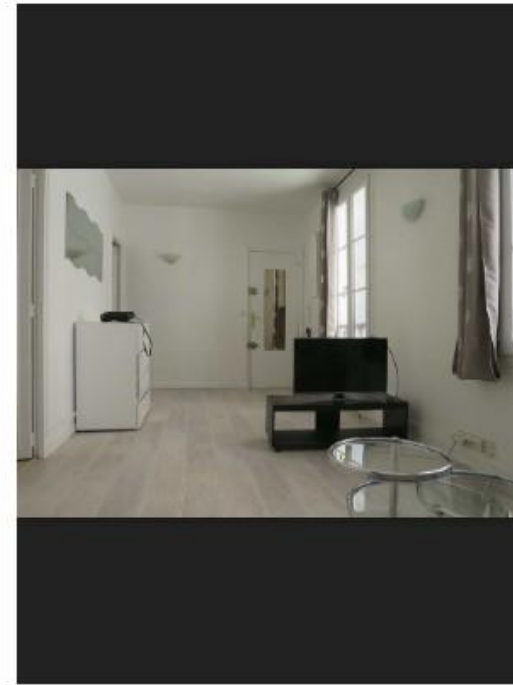
DETAILS

ID: 45 262
Landlord: François Roth
Status: Available
Type: Studio
Dimension: 24 m²
Floor: 1
Elevator?: No
Monthly Cost: 970 €
Cost includes: Water
Rental Contract: Yes
CAF: Yes
Available on: Friday, September 1, 2023
Comments:
The landlords asks for a deposit equal to 2 months rent, which is 1,899,56 €.

AMENITIES

Kitchen: Fridge
Hotplate
Utensils
Microwave
Bathroom/WC: Private WC in appartement
Bathroom sink
Shower
Laundry: Washing machine

Photos



LOCATION

Metro Station: Ecole Militaire
Address:
11 passage Landrieu
75007 Paris
France



STEP THREE: Submit your preferences

Fill out and submit the [Online Housing Search](#) form to start your database search with the office. You will be asked to provide your move-in date, estimated rental period, preferences, availability for visits, and graduation semester.

STEP FOUR: Work with the office throughout your search

The Housing Office will schedule one visit per student at a time, starting with the top-ranked preference. You must inform the office within 24 hours after a visit whether or not you would like to rent the apartment. We repeat this process for all your indicated preferences until you have settled on an apartment.

STEP FIVE: Confirm the rental with the landlord

Once you have let us know that you wish to rent a specific apartment, we will confirm your choice with the landlord. It is then your responsibility to settle the rental agreement directly with the landlord – we remain available to provide advice or insight, so please do ask for assistance if you have any doubts about the agreement.

STEP SIX: Provide the deposit and rental insurance

To secure your rental, landlords will ask for a security deposit, usually equivalent to one month's rent. You will also need to secure housing insurance (this is a legal requirement for you as a tenant), as landlords will need a proof of insurance to issue your key during move-in.

MOVE IN

You will need:

- Proof of housing insurance
- Proof of payment for first month's rent and security deposit

An important piece of moving is the walkthrough, or *état des lieux*. This walkthrough should be done with your landlord to ensure that you will not be held responsible for any existing damages.

MOVE OUT

When you plan to move out of your apartment at the end of the semester or year, you must arrange for an exit walkthrough with your landlord to re-verify the state of the apartment.

In France, landlords have two months to return the security deposit to their tenant after completing any necessary repairs.

TENANT RIGHTS

Your landlord must guarantee that you have the following in your accommodation:

- Access to heat and hot water
- Use of a working mailbox or mail delivery
- Full privacy in your own apartment
- Working appliances (in furnished rentals) such as fridge, hot plate, and oven or microwave
- Functioning windows and furniture (in furnished rentals)

WHO FIXES WHAT?

It is your responsibility, as a tenant, to ensure that maintenance issues threatening the integrity of your accommodation are properly flagged to the landlord or to the managing agency. The resolution of those maintenance issues will depend on the type of rental (furnished or not furnished) and insurance that you have.



ADDITIONAL RESOURCES



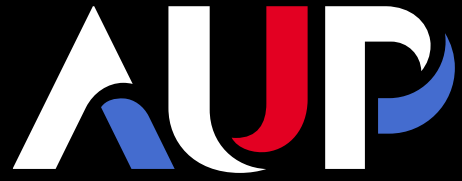
As you move through your search in the database and prepare for your move-in, the housing office is available to help you with:

- Reviewing your lease/rental agreement
- Securing housing insurance
- Applying for la CAF

Additional resources are also available in the [Housing Resources](#) page of our website.

WHAT IS LA CAF?

- CAF: *Caisse des allocations familiales*, or French government housing subsidy awarded to people with little or no income.
- You may qualify as a foreign student, but only if you have an official lease: many of our students do not.
- You must have a French bank account and be a legal resident of France (have a carte de séjour, etc)
- There is no guarantee you will receive the CAF and your apartment budget should not count on it



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QUESTIONS ?

YOU CAN ALSO CONTACT US AT HOUSING@AUP.EDU !