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UNIVERSITÉ TOULOUSE CAPITOLE

Université de Toulouse

PRACTICAL INFORMATION ABOUT HOUSING IN TOULOUSE

45% of students faced difficulties in finding accommodation in Toulouse[1] in 2020. To prevent students from ending up in an emergency situation, this information provides insights on the housing conditions in Toulouse to help them anticipate their search and facilitate their installation.

LOCAL CONTEXT AND REALITY OF THE HOUSING STOCK IN TOULOUSE

The demand for student housing is high during the university enrolment period *(August - September - October), both in public and private residences, as well as with private landlords.*

Monthly costs of living in Toulouse

- **The average monthly budget is 973.64€**[2], of which a significant portion is dedicated to housing
- The median[3] monthly rent in Toulouse's private rentals housing is **573€** (excluding utility charges)[4]
- Housing in student residences is less expensive, but the average monthly rent is at least **313€**[5] and can be much higher depending on the type of residence and the services offered
- In 2022, the average cost of back-to-school expenses for a non-scholarship student was **2,527€**[6]

Access to Crous accommodation

International students are not eligible to receive social criteria-based scholarships from Crous.
Access to housing in Crous university residences for international students is very limited and depends on the internal pedagogical policy of the institution (**often prioritized for Erasmus, 2nd year master and PhD students**), with requests made through the international relations department of the host institution or through Campus France for Campus France scholarship recipients. **Any creation of a Student Social File (housing and scholarships) will therefore be rejected by the Crous Toulouse Occitanie**. Given this restricted and conditional access, it is essential to explore other housing options as early as possible to avoid complications once in Toulouse.

Services to support you

Despite the difficulty of looking for housing from a distance, it is necessary, as soon as you obtain your visa, to anticipate the steps of this search and define your budget. For this purpose, several services are available to students:

- L'Accueil - Welcome Desk : a unique place to complete your procedures and to be accompanied (on site or remotely)
- Toul'Box : a paid personalized support program to facilitate your installation before your arrival in France
- Info Jeunes Occitanie : lists the housing offers adapted to your needs in the region
- Lokaviz : a platform managed by the Crous that features housing ads from private individuals
- Campus France : the Toulouse office provides support to international government scholarship recipients

Other housing options and arrangements exist (shared accommodation, homestay, intergenerational housing, etc.). You can find more information in the Housing Search Guide and on welcomedesk.univ-toulouse.fr > daily life > finding housing

Stay vigilant

Beware of fraudulent ads on private housing websites (rent too low for the area, ideal photos, money transfer requests via Western Union). Also, be aware of the condition of the housing to avoid renting unsanitary accommodation.

- ADIL 31 : free and personalized advice for any legal and financial issues related to housing
- CDAD : the Department Council for Access to the Law of Haute-Garonne offers free consultations for any legal issue (lawyer, bailiff, notary, right defender, etc.)
- Toulouse City hall : provides assistance in reporting unsanitary housing conditions

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[1] *Enquête 2020, Schéma d'amélioration de la vie étudiante (Université de Toulouse)*
[2] *Enquête UNEF 2022-2023*
[3] half of the units have a rent below this value, the other half have a rent above
[4] *Source : Observatoire local des loyers*
[5] *Source : Observatoire territorial du logement étudiant*
[6] FAGE : Indicateur du coût de la rentrée étudiante 2022

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ADMINISTRATIVE PROCEDURES RELATED TO HOUSING, TO BE DONE UPON ARRIVAL

***It is necessary to have a postal address before arriving in France**, even if it is temporary, for the visa application (such as a reservation for several weeks in a hotel or Airbnb) and for carrying out the necessary procedures once you are in France (such as opening a bank account, affiliating with the social security, residency permit, etc.).*

Anticipating the steps

01 Build your rental file: DossierFacile is a free public platform that aims to facilitate the creation of a rental file by standardizing the process. The system is not mandatory.

02 For students with a disability: each institution at the University of Toulouse has a disability advisor who provides all the information needed to organize your studies: such as accessibility of the premises, adapted educational equipment, assistance with administrative procedures, etc.

03 Finding a guarantor: mandatory regardless of the type of accommodation found. In the absence of a physical guarantor, the Visale system is free and accessible to French and international students. However, a landlord has the right to refuse it and to require a physical guarantor**. Please note: The Visale guarantee is not available to minors and students over 30 years old.** If you are not eligible, other private solutions exist (Garantme, Cautioneo...)

04 Financing your security deposit: The security deposit is a sum to be paid to the landlord or the real estate agency upon entering the accommodation (1 month's rent if unfurnished - 2 months if furnished). **Attention: You must have the financial capacity to advance at least two months' rent.** In addition, you may have to pay agency fees, which can be quite high.

Settling into the accommodation

01 Subscribing to home insurance: this is **mandatory** to obtain the keys and access the apartment. Preferential rates exist for students (about 30 to 110 € per year).

02 Applying for financial housing assistance: **ALL** students can apply the Personalized Housing Assistance (APL) of the CAF (Family Allowance Fund), subject to the conditions of eligibility, as soon as they have signed a lease, that the accommodation meets the standards set by law, and that the tenant has made a request online on the CAF website**. The processing time of a file is 3 months in Haute-Garonne** and it should be noted that **the first month of entering the accommodation does not qualify for APL payment.**

Example: *I move into my apartment in August and I apply for the APL. My rights start from September. My application is processed in November. The first payment (for September, October, November) will be made from December 5th (then, December's payment in January, January's payment in February, etc.)*

03 Registering with the Health Insurance: this is mandatory and free in order to benefit from healthcare coverage during the duration of your studies. You must register online as soon as you arrive in France! It takes 1 to 2 months to register and obtain a social security number. **It will not be possible to engage in salaried employment in France without obtaining this number.**

! It is therefore imperative to be able to support yourself independently upon arrival in Toulouse without being able to rely directly on housing assistance or a job during the first months.

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Website | Welcome Site UT Capitole(FR) | International Page

International Relations contacts

International Relations Office: Arsenal site, J building – 1st floor, desk J104

Student Guide 2022-2023

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