



 Studapart

# Housing Guide

The **complete guide** to help you find your perfect home!

 excelia

Book your accommodation on our exclusive platform dedicated to students of **Excelia**.

# Table of contents

## 1 Studapart x Excelia :

02-07

1. Studapart, your school's housing platform
2. A closer look at your tenant journey with Studapart
  - a. Watch a video to discover the reservation process
3. How does the platform work?
4. A dedicated team at your service

## 2 Our advice before/after booking your accommodation

08-16

### **Before booking your accommodation:**

1. Prepare a solid rental application
2. Anticipates your searches
3. Subscribe the Guaranteed Profile
  - a. The Guaranteed Profile
4. Contact the landlord and opt for a virtual visit
  - a. Contact the landlord
  - b. Online booking
  - c. The Studapart Guarantee

### **After booking your accommodation online:**

1. Establish your lease agreement
2. Opt for home insurance by Studapart
3. The to-do list of things to prepare for a stress-free move

## 3 Exclusive pre-selected accommodations just for you!

17-20

1. Our offers from private landlords and specialized agencies
2. Our offers in student residences near your campus



1

## **Studapart & Excelia :**

Book your future accommodation in a few clicks with your school's platform

# 1. Studapart, your school's housing platform

120,000 EXCLUSIVE, VERIFIED ADS



**Exclusive and certified ads**



**Support throughout the rental process**



**Protection and relocation assistance in case of problems**



**Save €500 on your moving-in costs with our partners**



**Simplified online procedures**

## Studapart in figures



**50,000 students housed** in 2023



**Rated 4.2/5** on over 2000 **Google reviews**



Partnered with **170 schools**

[excelia-group.studapart.com](https://excelia-group.studapart.com)

## 2. A closer look at your tenant journey with Studapart



### Sharing

My establishment shares its housing solution to me



### Registration

I sign up and enter the first information about my search (duration, budget...).



### Webinar

I attend a Studapart webinar (presentation, Q&A...).



### Exchange

I discuss my needs with the Studapart support team



### Contact

I reach out to potential landlords (as many as I want!)



### My application

I fill out my rental application with proof of admission



### Proposal

I decide whether to visit or not and accept a proposal. Studapart can vouch for me.



### Reservation

I make a secure payment at Studapart → my accommodation is reserved.



### Insurance

I purchase my home insurance with Studapart and prepare for my arrival with the landlord.

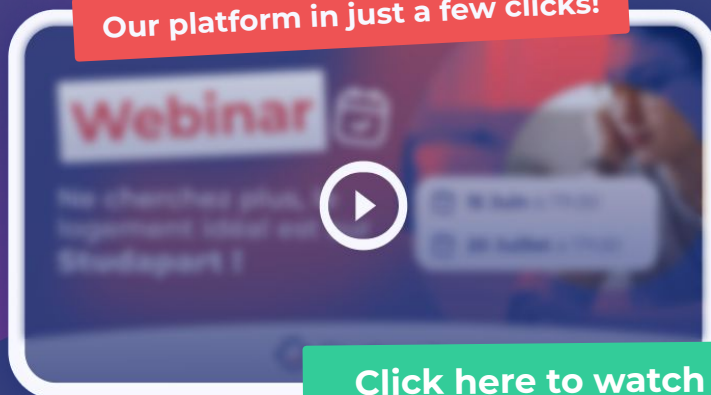


### Support

The Studapart team remains at my disposal before, during, and after my reservation.

# Discover the booking process in a video

Our platform in just a few clicks!



Click here to watch !



1-hour video call



100% free



All the **advice** on  
**housing search!**

[Register for the next webinar](#)

## Focus on the topics covered:

- When is the best time to search for an accommodation and how to handle it ?
- How to stand out from the crowd and find your accommodation quickly?
- Everything you need to know about the steps to take and the mistakes to avoid.
- The Studapart team is committed to answering all your questions at the end of the webinar with a Q&A session where you are free to ask any questions.



# 3. How does the platform work?

IT'S AS EASY AS 1,2,3!

## 1. Sign Up

You will need to provide your personal email address or your school/establishment's login details along with your enrollment certificate and identification to complete your registration.



Polish your presentation ! Complete your rental application and write a friendly message to the landlord.

## 2. Apply

Use the search bar to refine your search criteria. As soon as you find a property you like, apply by writing a message to the landlord. Visit the accommodation either online or remotely.



Can't visit in person? Take a virtual tour and avoid traveling. If a video is not available, ask the landlord to give you a tour via WhatsApp.

## 3. Book

Send a booking request to the landlord or receive a proposal from them. Book online by paying your first month's rent and platform fees. Platform fees range from €179 to €429 depending on the city and type of accommodation. These fees fund support, verification of listings, and assistance in case of issues.



If you like the accommodation, we advise you to make a booking request similar to Airbnb or Booking to increase your chances to get it.

### Be careful !

Online booking is mandatory. It is through online booking that we can protect you against cancellations, fraud, and damages. This allows us to pay the teams who verify the ads and provide assistance 6 days a week in multiple languages.

## 4. A dedicated team at your service

As a student of **Excelia**, you can benefit from personalized support in all your procedures.



by email at  
[booking@studapart.com](mailto:booking@studapart.com)



the Studapart  
chatbot



A multilingual team is available **5 days a week**  
**from 9 am to 8 pm** to answer all your  
questions via:

### Meet the Studapart team!



Lara



Julien



Marine



Tom







# 2

**Our advice before / after  
booking your  
accommodation**

# 1. Prepare your rental application thoroughly

In **France**, all **landlords** ask for a **rental application**. It allows them to understand your **situation** and verify if **your profile** meets their expectations.

At **Studapart**, you create your **file only once** for **all** your **applications**. In "**my documents**," simply upload:



Your **ID card**  
front/back

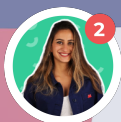
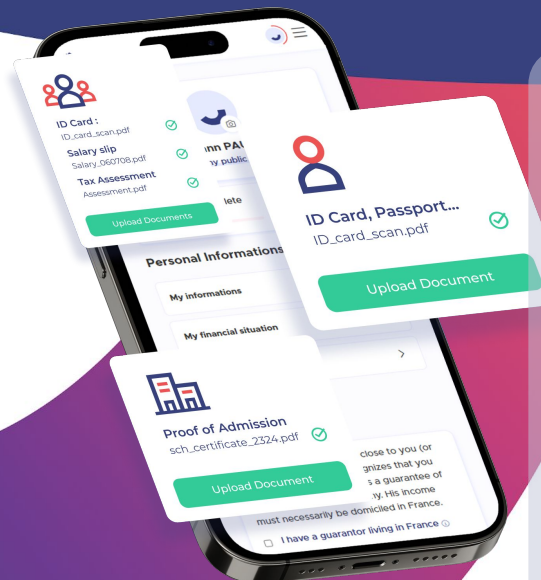


Your **guarantor's**  
documents:

1. Their ID card
2. Their last 3 payslips
3. Their tax assessment.



**Proof** of your  
**admission/enrollment**  
in your **institution**  
(an email acceptant from  
your school also works)



🍀🍀🍀 Apply as soon as you like a property!  
On average, it takes 7 applications before finding the right accommodation.

🍀🍀🍀 Put all the chances on your side by taking care with your presentation  
With a completed rental file on the platform (landlords love it) and a personalized introduction message.

## 2. Anticipate your search



**Sign up** for our email alerts to receive **daily offers** matching your **criteria**.



**Apply quickly** as soon as you find a **property you like**



**Maximize** your chances with a **complete rental file** and a **polished presentation**.



Consider putting yourself on **the waiting list**.



Be **flexible** on the **move-in date** to **increase your options**.

**Remember:** anticipation and responsiveness are your best allies in your search.



**Yann, 23 yo**  
Student

Status	Resources	Guarantor
Student	800 €	Yes (2)

Rental file

# 3. Subscribe to the Guaranteed Profile

## What is a guarantor?

A guarantor can be someone you know (parent, friend) or an organization like Studapart.

They guarantee that you are someone reliable and financially capable of paying the rent.

If you don't have a guarantor, Studapart can assist you by offering the option to subscribe directly to the Guaranteed Profile! And how?

- Stand out from the crowd with a reassuring profile
- Get 3x more responses
- Eligible throughout France



### 1. Sign in

Log in at Studapart and go to >> Menu >> Guaranteed Profile.



### 2. Activate the service

Once the service is activated, a badge will appear on your profile and landlords will see that your profile is verified and validated by Studapart. Your Guaranteed Profile remains active for 6 months from the day of subscription.



### 3. Benefit from the Guarantee for free

The Studapart Guarantee is included in your package. If your landlord indicates that they want to benefit from the Studapart Guarantee, it will be added to your file for free. The landlord cannot ask you for additional guarantee.



# 4. Contact the landlord and opt for a video tour!

## a. Contacting the landlord



**Direct contact:** If you fall in love with the property, you can contact the landlord via the advert page



**Information:** Specify your arrival date and length of stay, accompanied by a personalized message, strengthening your bond with the landlord.



**Flexibility without commitment:** You have the freedom to adjust or decline the reservation without any initial commitment.



**Secure communication:** you can communicate securely via the platform's messaging system. Telephone or Skype/WhatsApp contacts can be shared to facilitate communication and organize virtual tours.



**Exclusive booking:** Online booking at Studapart is mandatory. It secures the transaction, positioning Studapart as a trusted third party ready to intervene in case of issues, and includes reservation-related guarantees.

## b. The online booking

To confirm the booking, you must make a payment of:



The **first month's**  
**of rent**



Studapart **platform**  
**fees**



**The Studapart**  
**Guarantee** (optional, at  
the landlord's request)

## c. The Studapart Guarantee

### It's the Studapart solution:

- Guaranteed since 2018, accessible to all students.
- Covers up to €96,000 without waiting period.
- Tenant's responsibility, at no extra cost.

### Quick Process:

- Documents: Identification and proof of link with the institution.
- Immediate intervention in case of non-payment.

### Calculation of Amount:

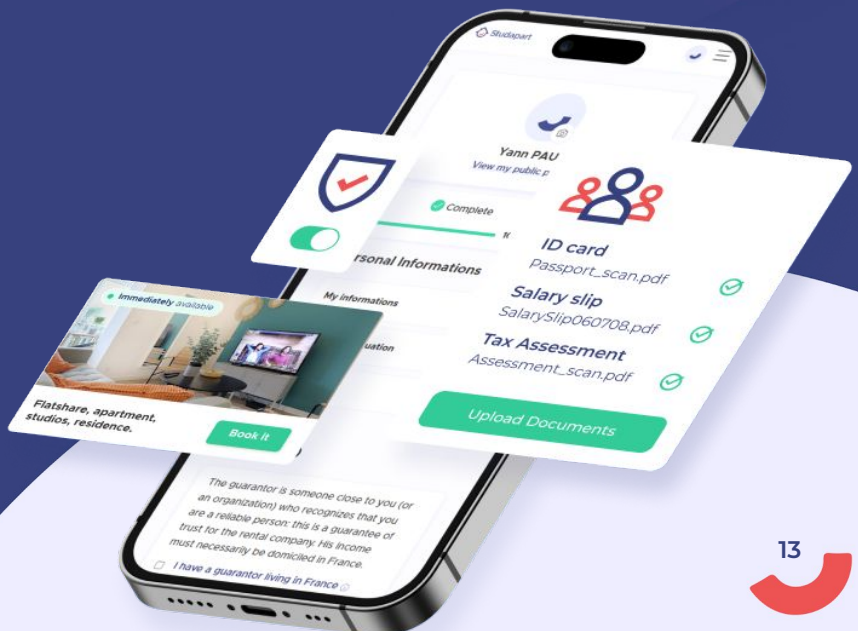
- Rent (including charges) x length of stay x 4%.

### Cost and Renewal:

- Single, non-refundable cost.
- Renewable upon request of the landlord for a stay extension.

## 2024 Updates

**Payment in 3 installments at no extra cost with Klarna:** With the payment in 3 installments, you can pay your fees by splitting the cost into **three equal installments**.



# 1. Establish your rental agreement

You can sign it remotely at the time of booking, prior to your entry into the premises with a scan, or directly on the day of the check-in inspection.

You decide with your landlord when you want to sign it: if you need to provide proof of address to obtain a visa, you can of course sign it remotely, once your reservation is confirmed.

The lease (or rental contract) is a written document listing all the necessary information for the rental to proceed smoothly. There are several types of leases. For example, the contract is not the same depending on whether the accommodation is furnished or unfurnished.

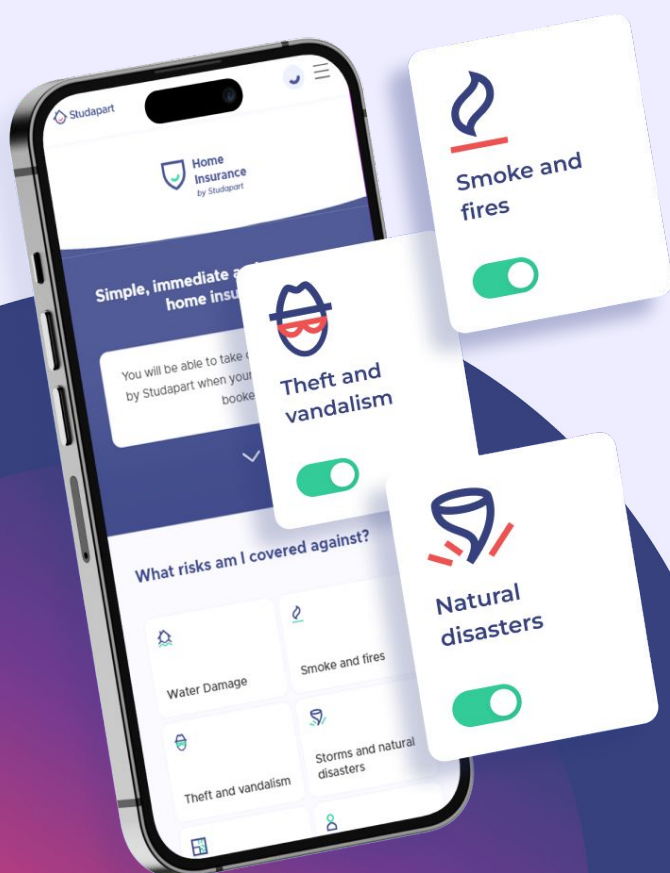
We invite you to take a look at our [FAQs](#) if you have any questions on this subject.



## 2. Opt for home insurance by Studapart

Also called multi-risk home insurance (MRH), it is mandatory and must be active on the day of the tenant's move-in. Since 2021, Studapart offers its own home insurance to tenants who have booked through the platform.

- Subscription directly on the platform, just after the reservation or before entering the accommodation
- Process available in French and English
- Civil liability insurance included
- Average of 10 euros per month for a studio

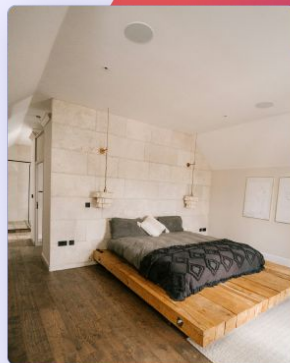




### 3. The to-do list for a stress-free move:

- **Check-in inspection:**

A check-in inspection is a document that describes the condition of a property at the time of the tenant's entry. It is used to draw up a precise report on the condition of the property and its fixtures and fittings (walls, floors, ceilings, electrical installations, sanitary facilities, etc.). This makes it possible to compare the initial state with the state of the property when the tenant leaves, in order to determine any liabilities and repairs that may need to be carried out. This is an important step in avoiding disputes when the property is returned.

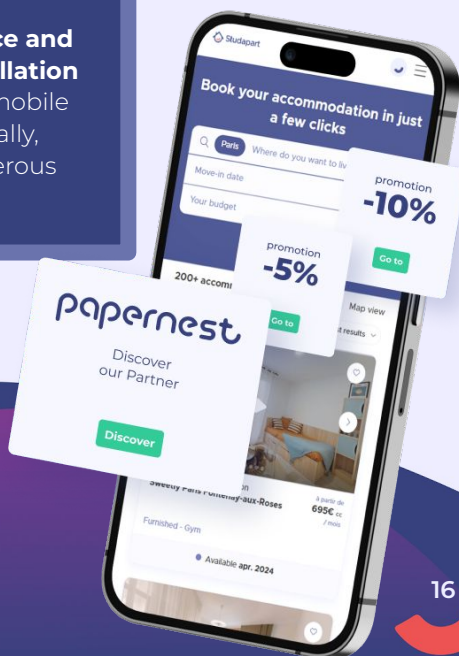


- **Subscription to electricity, internet, etc.:**

When you move, it is important to subscribe to new services such as electricity, gas, water, and internet. Before moving into your new accommodation, contact the supplier(s) of your choice to subscribe to a contract. In general, it is important to plan your move in advance and take all necessary measures to ensure a smooth transition to your new home.

#### New for 2024

⚡ **Benefit from free installation assistance and good deals. Save up to €480 on your installation fees** (electricity contract, gas, internet box, mobile plan) with our **partner Papernest**. Additionally, you will receive **discount vouchers** at numerous stores to furnish **your new home!**



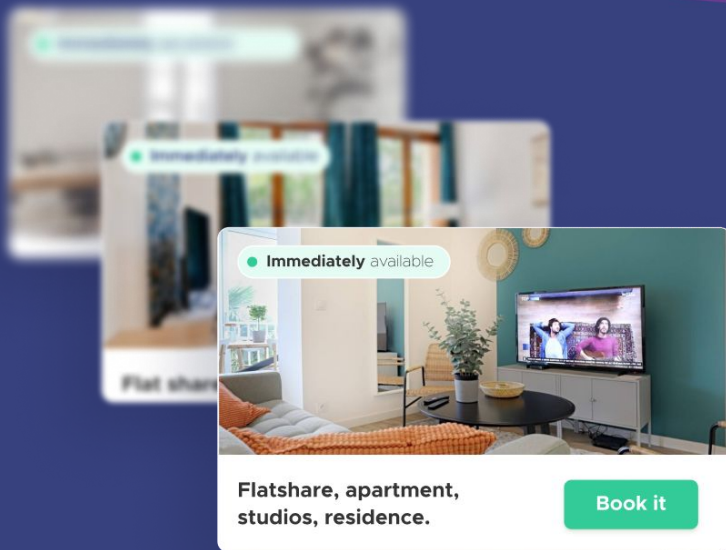


**3**

**Pre-selected and  
exclusive  
accommodations just  
for you!**

# 1. Our offers from private landlords and specialized agencies

Studio apartments, shared housing, homestay rooms... thousands of landlords are offering **accommodations** all over **France**. All these listings are verified by **Studapart**.



## NOTA BENE

- For one person, the average rent budget in your town is : 1010€ Paris ; 480€ La Rochelle ; 376€ Orléans ; 375€ Tours. .
- This does not take into account CAF assistance. Calculate your entitlement to housing benefit (APL/ALS) > [HERE](#)

[excelia-group.studapart.com](https://excelia-group.studapart.com)



## 2. Our offers in student residences near your campus

### The offers in student residences

From individual studios to shared accommodation, you'll definitely find your perfect match. As a bonus, enjoy amenities and services such as laundry facilities, cafeterias, WiFi, and gymnasiums.

For each of the student residences, benefit from exclusive promotions and reserved spots for French and international students of Excelia.

CLICK ON ONE OF THE CITIES

To access accommodation options nearest to your campus, select the city that matches your campus location.



Paris



La Rochelle



Tours



Orléans



“I saved so much time. I found my apartment in a week, in the neighborhood I wanted and within my budget!”

Yann, 23 ans · Satisfied tenant



# Paris Campus

## YouFirst Campus Bagnolet



[Click here  
to see the  
residence](#)

from  
**988€** /month

The residence offers a wide range of furnished accommodation from **18m<sup>2</sup>** to **50m<sup>2</sup>**, as well as additional services.

Eligible for financial assistance (APL, ALS) **Yes**  
Housing surface area **from 18m<sup>2</sup> to 50m<sup>2</sup>**  
Services included **Yes**

## YouFirst Campus Paris La Défense



[Click here  
to see the  
residence](#)

from  
**907€** /month

The residence offers a wide range of furnished accommodation from **7m<sup>2</sup>** to **36m<sup>2</sup>**, as well as additional services.

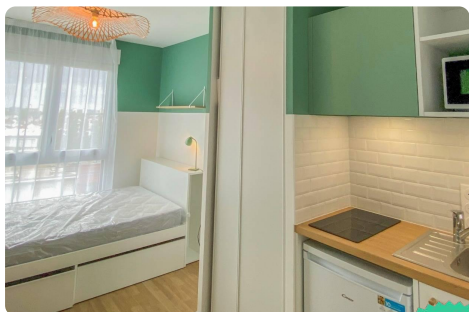
Eligible for financial assistance (APL, ALS) **Yes**  
Housing surface area **from 7m<sup>2</sup> to 36m<sup>2</sup>**  
Services included **Yes**

**Find all of these offers  
by clicking here**



# Paris Campus

## Twenty Campus Noisy-le-Sec



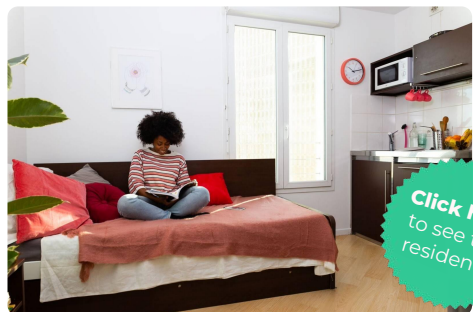
[Click here  
to see the  
residence](#)

from  
**965€** /month

The residence offers a wide range of furnished accommodation from **18m2 to 36m2**, as well as additional services.

Eligible for financial assistance (APL, ALS)	<b>Yes</b>
Housing surface area	<b>from 18m2 to 36m2</b>
Services included	<b>Yes</b>

## YouFirst Campus Paris Cité Cinéma



[Click here  
to see the  
residence](#)

from  
**830€** /month

The residence offers a wide range of furnished accommodation from **10m2 to 34m2**, as well as additional services.

Eligible for financial assistance (APL, ALS)	<b>Yes</b>
Housing surface area	<b>from 10m2 to 34m2</b>
Services included	<b>Yes</b>

**Find all of these offers  
by clicking here**



## Résidence New Rochelle



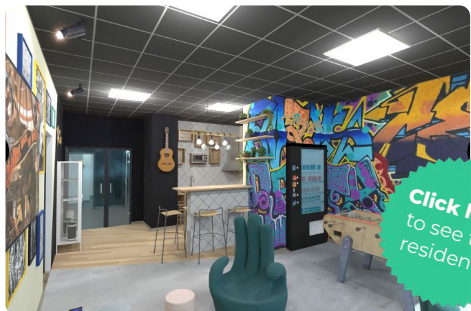
[Click here  
to see the  
residence](#)

from  
**571€** /month

The residence offers a wide range of furnished accommodation from **16m2 to 42m2**, as well as additional services.

Eligible for financial assistance (APL, ALS)	<b>Yes</b>
Housing surface area	<b>from 16m2 to 42m2</b>
Services included	<b>Yes</b>

## UXCO le Spot



[Click here  
to see the  
residence](#)

from  
**550€** /month

The residence offers a wide range of furnished accommodation from **20m2 to 44m2**, as well as additional services.

Eligible for financial assistance (APL, ALS)	<b>Yes</b>
Housing surface area	<b>from 20m2 to 44m2</b>
Services included	<b>Yes</b>

**Find all of these offers  
by clicking here**



# Tours Campus

## Odalys Le Jardin des Lettres



from  
**598€** /month

[Click here to see the residence](#)

The residence offers a wide range of furnished accommodation from **19m<sup>2</sup>** to **19m<sup>2</sup>**, as well as additional services.

Eligible for financial assistance (APL, ALS)	<b>Yes</b>
Housing surface area	<b>from 19m<sup>2</sup> to 19m<sup>2</sup></b>
Services included	<b>Yes</b>

## UXCO GAYA



[Click here to see the residence](#)

from  
**380€** /month

The residence offers a wide range of furnished accommodation from **9m<sup>2</sup>** to **41m<sup>2</sup>**, as well as additional services.

Eligible for financial assistance (APL, ALS)	<b>Yes</b>
Housing surface area	<b>from 9m<sup>2</sup> to 41m<sup>2</sup></b>
Services included	<b>Yes</b>

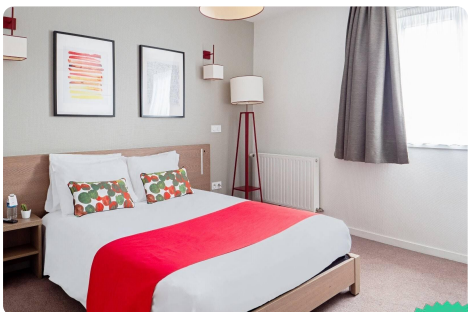
**Find all of these offers by clicking here**





# Orléans Campus

## Appart'City Orléans



[Click here  
to see the  
residence](#)

from  
**510€** /month

The residence offers a wide range of furnished accommodation from **21m2 to 21m2**, as well as additional services.

Eligible for financial assistance (APL, ALS)	<b>Yes</b>
Housing surface area	<b>from 21m2 to 21m2</b>
Services included	<b>Yes</b>

## Odalys Saint Jean



[Click here  
to see the  
residence](#)

from  
**463€** /month

The residence offers a wide range of furnished accommodation from **15m2 to 34m2**, as well as additional services.

Eligible for financial assistance (APL, ALS)	<b>Yes</b>
Housing surface area	<b>from 15m2 to 34m2</b>
Services included	<b>Yes</b>

**Find all of these offers  
by clicking here**

