



www.properties-brittany.com
bel-air-homes@orange.fr
11 rue du Bel Air 56160 Lignol
02 97 27 01 71

Guide To Renting In France

This guide is for information only.

The terms and conditions of the standard French lease agreement will apply to all property rentals.

The Owner's Obligations

- * To provide decent housing that is not detrimental to the health and safety of their tenants. The property should be in generally good condition, with the drainage, water and electricity supply, and heating systems functioning correctly.**
- * To carry out essential repairs when necessary.**
- * To provide a DPE (Diagnostic de Performance Énergétique) which is a report which estimates the energy use of a property, giving it a rating. A property built before January 1st 1949 will also need a CREP (Risque d'Exposition au Plomb) which details any risk from exposure to lead.**
- * To provide a certificate de ramonage, which is proof that any chimney has been swept.**
- * To inform the tenant of the type of television reception available, or not, at the property.**
- * To provide les quittances de loyer (rent receipts) upon demand.**

The Tenant's Obligations

- * To pay their rent on time.**
- * To pay the taxe d'habitation.**
- * To take out a fully comprehensive insurance policy.**

- * To provide a guarantor should the owner request one.**
- * To pay the dépôt de garantie equivalent to one month's rent, and the first month's rent when the rental agreement is signed.**
- * To contact the utility companies, and create new accounts.**
- * Be responsible for any damage or losses.**
- * To maintain the property, including boilers and chimneys.**
- * Not to make major alterations to the property without the owner's permission.**
- * To inform the owner of any problems with the property, or change of circumstances.**
- * Not to sublet the property.**
- * To leave the property empty for 2 hours on a working day, should viewings need to be conducted for the purpose of finding future tenants, or for the sale of the property.**

Bel Air Homes

- * We prepare the publicity, and advertise your property widely on many English and French language websites with up to ten photographs and a description.**
- * We ask any potential tenants to provide proof that they, or any guarantor, can pay the rent. This can include proof of identity, their last three payslips, their latest tax return, their work contract, and rent receipts from their current landlord.**
- * We conduct all the viewings of suitable potential tenants, but it is the owner who makes the final decision as to who rents the property.**
- * Should both parties wish to proceed, we deal with all the formalities. We can arrange for the Diagnostic de Performance Énergétique to be carried out, and the chimneys to be swept for the Certificat de Ramonage.**
- * The rental contract, with the meter readings, is signed at the property by the tenants and the owner, or us if the owner cannot be present.**
- * The tenant then provides two cheques. One payable to the owner for the depot de garantie equivalent to one month's rent, and one payable to Bel Air Homes the first month's rent. We then deduct our commission which is 5% of the annual rent, and pay the balance to the owner.**
- * We do not ask for commission for subsequent years, and should a tenant serve notice, we would refund our commission for any months**

that the property remained unoccupied. We would seek to avoid that situation however by readvertising the property immediately.

*** The rental dossier will include :**

A copy of the legislation.

An engagement de caution if there is guarantor.

The signed rental contract.

An Etat des Lieux d'Entrée, which is a condition report and an inventory of fixtures and fittings, that is agreed and signed by both parties.

*** Once the contract is signed, we provide the keys to the property, and the owners RIB (bank details) to enable the tenant to arrange the direct debit for subsequent monthly payments.**

*** Throughout the tenancy we continue to liaise between both parties, and provide help where necessary. Details can be found by clicking on the PROPERTY MANAGEMENT button on the Bel Air Homes website, www.properties-brittany.com. There is no charge however for any work relating to the rental contract.**