

TENANTS' DUTIES IN FRANCE

Pay the RENT and all service charges

- The primary obligation of the tenant is to pay rent and all service charges regularly. The tenant can stop payment only in the case where the owner denies him access to the rented property or should the property become completely unliveable.

TAKING OUT HOME INSURANCE

- Insurance against tenant's risks (multi-risk home insurance) is mandatory. It covers the tenant's civil liability in the case of fire, water damages or any other damage caused to people or to the property, as a result of the tenant's own fault or that of his family. The tenant must show proof of this insurance when the keys are handed over to him and every year thereafter. If the tenant fails to do this, the landlord could terminate the lease.

MAINTENANCE of the rented property and carrying out REPAIRS is incumbent upon the tenant

- Any damage not resulting from the property's disrepair, a hidden defect or a construction defect is the tenant's responsibility.
- Signing the service and maintenance contracts stipulated by the lease is mandatory. Maintenance of the boiler, chimney sweeping, cleaning of gutters: as many supporting documents the owner has the right to ask the tenant for, every year.
- Making changes to the rented property can only be done upon written consent from the owner.
- Finally, the tenant is expected to behave "responsibly", i.e. to use the accommodation with reasonable due care and to avoid any behaviour that is likely to inconvenience the neighbours such as making noise.