

SUBLEASE AGREEMENT

Fixed-term lease

Specific Conditions

DESIGNATION DES PARTIES

ALEJAN Association for the Housing of Students and Young People of the Nantes Urban Area,
Hereinafter referred to as the Lessor,

Represented by:

CDC – Habitat, 1 rue des Sassafras BP 90105 – 44001 NANTES Cedex 3

Leases to: **M. GUIDIERA Aboubacar**

Hereinafter referred to as the subtenant

CRITERES D'ATTRIBUTION

The subtenant must provide all supporting documents proving that their status falls under Article R822-2 of the Education Code:

- Identity document,
- School enrollment certificate or student card and internship agreement if applicable, or proof of registration.
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OBJET DU CONTRAT

This sublease is concluded for exclusive residential use as specified below:

Address:

Résidence Max Schmitt

Porte b003b Bâtiment B

32 Route de la Jonelière 44300 NANTES

Furnished accommodation:

Located at RDC floor

Living area : 63 m²

Including one main room for the exclusive use of each subtenant, a furnished kitchenette, a bathroom, and a toilet. The information and communication technology facilities include:

- Reception of television via collective terrestrial antenna and satellite dish,
- Internet connection through secure and individual Wi-Fi access.
- Heating system: Individual, electric.

- Domestic hot water production: Individual, electric.
- Description of shared areas and facilities: Study room, laundry room, bicycle storage, car parking, green spaces.

PRISE D'EFFET ET DUREE

This sublease is concluded from August 28, 2025, and will end no later than August 21, 2026, with no possibility of renewal.

REDEVANCE

This sublease is granted and accepted in consideration of the payment, in arrears, of a monthly rent of **€246,62**

In accordance with current regulations, the rent is calculated based on the corrected square meter surface area. The rent amount is subject to annual revision on September 1st, based on the Construction Cost Index defined and published by INSEE.

Broken down as follows:

- Base rent: 168,17
- Provision for recoverable charges: 41,72
- These monthly provisions are adjusted once a year in accordance with the general terms and conditions.
- Service fee: 24,18
- Furniture rent: 12,55

DEPOT DE GARANTIE

Upon moving in, the subtenant shall pay the amount of €380.00 as a security deposit to guarantee the fulfillment of their obligations towards ALEJAN.

The security deposit is collected and will not accrue interest during the occupancy period.

The security deposit cannot be used to cover the last month's rent.

The security deposit will be refunded to the resident after their departure by bank transfer:

- Within one month, after deduction of any outstanding debts, if the exit inventory matches the entry inventory;
- Within two months, after deduction of any outstanding debts or debts not covered by the joint guarantor, costs for repairs resulting from any damage or negligence caused by the student, and cleaning and restoration fees as noted in the exit inventory.

ENGAGEMENT DE CAUTION SOLIDAIRE

This Agreement is only accepted with the designation of a natural or legal person residing in France, acting as a joint guarantor for the full payment of amounts owed by the subtenant.

ASSURANCE

The insurance certificate must specify coverage for civil liability and multi-risk home insurance in the name of the beneficiary and at the address of the dwelling covered by this agreement. Proof of insurance subscription must be provided before taking possession of the apartment; otherwise, the keys will not be handed over.

ETAT DES LIEUX

Upon handing over the accommodation and the keys, a joint inventory of fixtures is conducted between ALEJAN and the subtenant. It records the condition of the premises and its equipment. Any hidden defects or functional anomalies that could not have been detected during the inventory must be reported by the beneficiary within fifteen (15) calendar days after moving in.

Similarly, upon vacating the premises and returning the keys, a joint inventory of fixtures is carried out between ALEJAN and the subtenant. In case of loss of access means, their replacement will be charged. Any damage beyond normal wear and tear will be the responsibility of the beneficiary and will be invoiced based on estimates obtained by ALEJAN.

OBLIGATIONS DES PARTIES

ALEJAN is obliged to:

- Deliver the accommodation in good usable condition and ensure that the equipment mentioned in the agreement is in good working order,
- Guarantee peaceful enjoyment of the premises to the subtenant,
- Maintain the premises in a condition suitable for the intended use and carry out all repairs other than those the tenant is responsible for, necessary to keep the leased premises in good condition,
- Not oppose modifications as long as they do not constitute a transformation of the leased property (refer to the provisions of the Internal Regulations in this regard),
- Oversee the provision of services,
- Subscribe to multi-risk home insurance covering common areas and furniture provided to the students.

The subtenant is obliged to:

- Insure their private area and personal belongings,
- Pay the rent on the agreed due dates and be guaranteed throughout the occupancy period by a guarantor,
- Peacefully use the leased premises according to their designated purpose (exclusive use as a primary residence),
- Be responsible for any damage or loss occurring during the sublease period,

- Take charge of routine maintenance (cleanliness) of the premises and equipment as well as minor repairs,
- Allow necessary improvement works to be carried out in the private or common areas of the premises,
- Not alter the leased premises or equipment without ALEJAN's written consent.

FIN ANTICIPEE D'OCCUPATION

At the initiative of the beneficiary:

The beneficiary may terminate the lease at any time. However, they must respect a minimum notice period of one month. They may vacate the accommodation earlier but remain liable for rent and charges until the end of the notice period. To do so, they must inform the manager:

- Either by email with acknowledgment of receipt,
- Or by letter handed in person at the residence office against signature or receipt,
- Or by registered mail with acknowledgment of receipt sent to ALEJAN's postal address.

If notice is not given within the above-mentioned deadlines and conditions, the date of key handover will be considered the start of the one-month notice period, which will be fully charged.

At the initiative of ALEJAN:

Resolatory clause (automatic termination):

This agreement will be automatically terminated after a registered letter with acknowledgment of receipt or a bailiff's notice remains without effect, in the event of:

- Non-payment of the security deposit,
- Non-payment of the rent,
- Failure to provide or loss of guarantor,
- Lack of insurance.

The sublease agreement may also be terminated in case of failure to peacefully use the leased premises in accordance with the obligations.

REGLEMENT INTERIEUR

By the mere fact of their admission and obtaining the right of occupancy, the beneficiary is required to comply with the terms and rules of stay set forth in the internal regulations attached hereto, as well as the Charter for the proper use of the internet network.

ELECTION DE DOMICILE

For the execution of this agreement, and notably for the service of any legal proceedings, the parties hereby elect domicile: the Association at its registered office, and the subtenant at their residence.

Done at (city), _____, on (date), _____

In as many copies as there are parties

Signatures,

The sublessee :

For ALEJAN :



Résidence Max Schmitt

32 route de la joneliere 44300 Nantes

Gérée par l'association A.L.E.J.A.N

RENTAL CHARGES

The manager is entitled to request reimbursement from the subtenant for expenses referred to as charges, which are additional amounts to the base rent, including recoverable charges related to maintenance and servicing contracts.

Monthly charge provisions may be requested from the subtenant pending the annual adjustment. Any change in their amount must be accompanied by the communication of the results established during the previous adjustment or a forecast of expenses. These provisions may be modified during the year provided the manager gives all necessary details justifying such modification.

Rental charges notably include:

- **Water consumption:**
 - Private areas: Max Schmitt Residence, buildings A & B exclusively
 - Common areas: Max Schmitt Residence, buildings A & B and building C
- The cost of various maintenance contracts subscribed for the entire residence
- Maintenance of common areas
- Taxes and duties related to the residence (including waste collection tax)
- Personnel costs assigned to the residence

SERVICE AND FURNITURE FEES

The service fee is the financial consideration for the equipment and furniture made available to residents.

In the common areas:

The residence includes common rooms and service areas. These rooms contain the following equipment and furniture: chairs and tables – washing machines and dryers.

In private areas for exclusive or shared use:

- **In the kitchen:** Equipped kitchenette with hotplates, sink, refrigerator, and upper and lower storage cabinets. Table, chairs and/or stools.
- **In the bathroom:** Cabinet under the sink, mirror.
- **In the bedroom:** Desk, bookshelf, wardrobe, closets, chair, bed and mattress (90x200 cm), bedside table.



Network connection form for the Max Schmitt Residence

Nom : GUIDIERA	Prénom : Aboubacar
Bâtiment : B	Numéro appartement : b003b

Partie réservée à ALEJAN :

Username: **b003b**

Password : **lampion**

I, the undersigned, M. GUIDIERA Aboubacar, hereby declare that I have read and understood the Charter for the Proper Use of the ALEJAN IT Network, as well as the specific rules applicable to the Max Schmitt Residence site, and I commit to comply with them.

Charter for the Proper Use of the Network of the Max Schmitt Residence

Attached to the sublease agreement

Reminder of the specific recommendations regarding the IT network of the residence, as already specified in the Charter for the Proper Use of IT Resources of the École Centrale de Nantes (ECN):

Within the specific context of using the Information System from the student residence, ALEJAN holds the particular status of a host of IT resources. The applicable legal framework is that of the law of August 1, 2000, which limits or even exempts ALEJAN from liability. However, ALEJAN is subject to a duty of vigilance regarding any offenses that may be committed. Thus, any illegal behavior by a person using equipment connected to the student residence network will be followed by actions aimed at promptly stopping the offense. In any case, the user remains fully responsible.

Furthermore, to protect itself from any legal action or complications, ALEJAN may have the offense documented by a bailiff, file a complaint against the offender, and/or initiate civil proceedings for damages.

Therefore, we draw your attention to the following specific points:

- Except for public domain software, any installed software must be properly licensed.
- Network access by persons not affiliated with the School is prohibited.
- Connecting any equipment not declared to ALEJAN is forbidden, particularly the use of modems.



This residence is managed by the Association. **A.L.E.J.A.N.** SIRET 38933197600016

She is represented by CDC-Habitat :

1 rue des Sassafras – BP 90105
44301 Nantes Cedex 3
Tél : 02 51 89 86 00 Fax : 02 51 89 86 86
Responsable résidence : Mr BARLET

Your future postal address POSTALE :

GUIDIERA Aboubacar
Résidence Max Schmitt
Bâtiment B, Appt. b003b
32 route de la Jonelière
44300 NANTES

ALEJAN and CDC HABITAT representative, present on the residence:

Mr Sébastien BARLET
Du lundi au vendredi
Bureau, bâtiment C

The residence is adjacent to École Centrale and has direct access to it. It consists of two buildings: a double building identified as A & B, and a separate building identified as C.

Building A & B houses individual apartments as well as shared accommodations for 2 or 3 people. There is no gender mixing in the shared accommodations, but there is nationality diversity, fostering cultural exchange and mutual support. Typically, 1 or 2 students of different nationalities share with 1 French or Francophone student.

Building C consists exclusively of individual apartments. The residence has a large outdoor parking lot as well as an underground parking located beneath building C. Parking is free of charge.

Each building is equipped with the following facilities:

- A self-service laundry accessible by bank card
- A bicycle storage room in the basement
- Storage spaces reserved for student associations
- A garbage room
- A study and meeting room
-

Each apartment includes a furnished and equipped kitchen: refrigerator, stovetop, sink, storage spaces, table, and chairs. A microwave is not provided, but residents may bring their own.

In each bedroom, you will find a desk, a bed (90x200 cm), and storage. The bathrooms are equipped with a shower and a sink.

Internet access is secure, unlimited, and available via Wi-Fi in all accommodations.

Please note that dishes, household linens (sheets, blankets, towels, etc.), and shower curtains are not provided. Be sure to bring your own.

Regarding the apartments in building C, a floor lamp is necessary for the living room, as this room does not have a ceiling light. However, a switch controls a dedicated outlet for this purpose.

Access code for the residence automatic gate: 1789

<https://www.ec-nantes.fr/campus/nantes/vivre-a-la-rez>

Rental Agreement

The contract cannot extend beyond August 21, 2026, as the residence is reserved exclusively for first-year students.

Rent

We collect rent payments on a monthly basis. The rent for the previous month is due on the 3rd of the following month. For example, the rent for November will be collected on December 3rd.

The payment method is automatic debit, so you will need to have a French bank account. The school has partnerships with several banks; please contact the school's international office for more information.

Note: The rents for August (calculated on a pro-rata basis) and September will be collected in a single payment on October 3rd. This amount will be added to the security deposit of €380.

We kindly ask residents to ensure that their bank account has sufficient funds on the payment dates.

Sécurité Deposit

The security deposit amounts to €380.00 and is collected at the same time as the first month's rent. It will be refunded after your departure, provided that the apartment is left clean and undamaged. Otherwise, fees may be deducted to cover any necessary repairs or cleaning.

Key Handover

The key handover and validation of the requested documents will take place in the meeting room _____ of _____ building _____ A.

A proof of home insurance will be required; without it, keys will not be handed over.

To streamline the process, the move-in inspection reports are pre-filled. You will be asked to verify their accuracy, and if there is any issue, we will correct the information together.