

Shared Flat Charter V2

Designation of the Parties

This charter is entered into by the undersigned:

On the one hand,

1. The Landlord

Jérémy Gandillon, residing at 38, Boulevard Jean XXIII, 44100 Nantes, 0631023830, jeremy.gandillon@gmail.com;

Hereinafter referred to as the "Landlord";

And, on the other hand,

2. The Tenant

XXX

Hereinafter referred to as the "Tenant".

The Landlord and the Tenant are hereinafter collectively referred to as the "Parties".

Purpose of the Charter

The purpose of this charter is to define communal living within the shared apartment and to set out rules of good conduct.

The Landlord and the Tenant signed a rental agreement on 10/08/2025, effective from 17/08/2025, for the accommodation located at 1 boulevard Alexandre Millerand, 44200 Nantes, apartment 623, Vulcain 3.

Reminder of the Tenant's Obligations

The Tenant is subject to the following obligations:

- Pay their share of the rent and recoverable charges on the dates agreed in the rental agreement.
- Use the rented premises and equipment peacefully, in accordance with their contractual purpose and with respect for the neighbours.
- Immediately report any incident or damage occurring in the rented premises and/or to the accommodation's equipment to the insurance company, and immediately inform the Landlord. Failure to report in due time may result in the Tenant being held personally liable for the consequences. The Tenant shall be solely responsible for any damage caused to the building, its occupants or any other persons present, whether caused by the Tenant, persons for whom the Tenant is responsible, animals, or objects under the Tenant's care.

All of the Tenant's obligations are set out in the rental agreement referred to by this charter. The Tenant declares that they have received a copy of that agreement and are fully aware of its contents.

Definition of the Common Areas

The following are considered common areas within the shared apartment:

- the kitchen
- the 2 bathrooms
- the toilets
- the living / dining room
- the laundry room
- the entrance + entrance cupboard
- the hallway cupboard

All other areas of the accommodation (bedrooms and labelled cupboards) are considered private areas.

Rules for Living Together

1.1 Respect everyone's privacy

Each Tenant undertakes not to enter another occupant's bedroom (or any other private area), unless invited to do so or in the event of an emergency or absolute danger.

Each Tenant also undertakes to respect the storage areas allocated to the other flatmates. Kitchen cupboards bearing another Tenant's name are strictly personal: their contents (food, utensils, etc.) belong exclusively to the person named. The same applies to areas of the refrigerator identified as belonging to a flatmate: any food or drink stored there may only be used or consumed by its owner. No unauthorised taking or consumption will be tolerated.

1.2 No smoking

For everyone's health, smoking is prohibited in the common areas as well as in the bedrooms.

1.3 No pets

Pets are not allowed.

1.4 Respect the rules for Internet use

The Tenant undertakes to comply with the provisions of French Law No. 2009-669 of 12 June 2009 promoting the dissemination and protection of creation on the Internet (Hadopi Law). The Internet access made available to the Tenant must not be used in any way to reproduce, represent, make available or communicate to the public works or objects protected by copyright or related rights, such as texts, images, photographs, musical works, audiovisual works, software and video games, without the authorisation of the rights holders provided for in Books 1 and 2 of the French Intellectual Property Code where such authorisation is required.

Failure to comply with this obligation may result in the Tenant's criminal liability. In any event, the Landlord cannot be held responsible for any breach of the Hadopi Law; only the Tenant's liability shall be engaged.

1.5 Gatherings / parties

The organisation of noisy parties is prohibited. Any other gathering within the accommodation must be approved by all Tenants. Such gatherings must remain reasonable, both in frequency and in terms of noise disturbance for the other Tenants and, above all, for the neighbours.

1.6 Respect everyone's rest hours

No noise disturbance is permitted between 10:00 p.m. and 7:00 a.m., except in exceptional circumstances and with the express agreement of the other Tenants.

1.7 Do not accommodate other people

The Tenant undertakes not to accommodate persons from outside the accommodation for more than four (4) days per month, whether consecutive or not. This rule applies even with the agreement of the other flatmates, in order to preserve the balance of shared living and prevent any misuse of the accommodation.

1.8 Do not store personal belongings in common areas

Each Tenant's personal belongings must be kept in their respective private areas. A Tenant may exceptionally store personal belongings in the common areas only if all the other Tenants agree.

1.9 Changes to common and private areas

Any alteration to the common and/or private areas must be carried out only with the Landlord's agreement, particularly for drilling, making holes, painting in a colour different from the current one, etc.

1.10 Reimbursement in the event of damage

In the event of damage to equipment in the common areas resulting from improper use, where no responsible person is identified, the Tenants must inform the Landlord without delay and will be jointly responsible in equal shares for the cost of repairs.

In the event of breakage or disappearance of low-cost utensils (e.g. cutlery, glasses, cups, plates, etc.), the responsible Tenant must replace them within a few days in order to avoid inconvenience to the other flatmates.

If no responsible person is identified, the flatmates must replace the items collectively, either by sharing the cost fairly or by agreeing on another solution, in order to maintain an adequate level of comfort and equipment in the common areas.

In the event of damage to equipment in a private area where no other responsible person is identified, the cost will be charged to the Tenant designated in the rental agreement.

1.11 Theft and loss of property

In the event of theft of items listed in the inventory and therefore belonging to the Landlord, where the items are located in the common areas, all Tenants are responsible for immediately informing the Landlord and the authorities. If the item is located in a private area, the Tenant designated in the rental agreement is responsible for doing so. The stolen equipment must be replaced by the Landlord as soon as possible.

If an item disappears and no theft has been reported by the Tenants either to the Landlord or to the police, the Tenants will be responsible in equal shares for the replacement cost if the item was located in a common area. If the item was located in a private area, the Tenant designated in the rental agreement will be responsible for the replacement cost. In the event of theft of property belonging to a Tenant, the Landlord cannot be held responsible.

Allocation of Household Tasks

1.1 Maintenance of the common areas

Maintenance of the common areas must be shared fairly among the Tenants.

The allocation of tasks will be discussed each week, and a summary chart displayed on the refrigerator will show the weekly schedule.

Each flatmate is responsible for carrying out:

1. Standard household tasks (to be carried out regularly, often every week):

- Vacuum and/or sweep the common areas.
- Degrease/clean the hob and coffee machine.
- Wash the floors in the common areas.
- Wipe and disinfect kitchen surfaces (worktop, table, hob).
- Wash the dishes or empty/fill the dishwasher.
- Empty the bins and recycle according to the applicable instructions.
- Wipe bathroom surfaces (washbasin, taps).
- Put away objects left in the common areas.

2. Recurring household tasks (to be carried out at regular intervals, for example every 2 to 4 weeks):

- Clean and disinfect the toilets.
- Clean the shower screens and shower trays/bathtub.
- Descale the taps and shower head.
- Clean the tops of the skirting boards.
- Clean windows and mirrors.
- Clean door edges and handles.
- Empty and clean drain traps to prevent blockages.
- Clean the microwave, oven and refrigerator.
- Wipe the tops of furniture and household appliances.

These tasks are essential to keep the accommodation in good overall condition and to ensure a pleasant and respectful living environment for all flatmates.

1.2 Dishes

Dishes must be washed by the Tenant immediately after the meal or placed in the dishwasher. If the dishwasher is full, it must be started.

1.3 Laundry

Use of the washing machine must not disturb the peace of the other Tenants or the neighbours. Laundry is not permitted between 10:00 p.m. and 7:00 a.m., unless all other flatmates expressly agree.

IN THE EVENT OF A BREACH OF ONE OR MORE OF THESE RULES, THE LANDLORD MAY EITHER ISSUE A WARNING OR TERMINATE THE RENTAL AGREEMENT OF THE TENANT(S) CONCERNED. WHERE APPLICABLE, THE PERSON CONCERNED WILL BE INFORMED BY REGISTERED LETTER WITH ACKNOWLEDGEMENT OF RECEIPT AND WILL HAVE 1 MONTH TO LEAVE THE PREMISES.

Done in Nantes on 29/11/2024

The Landlord

The Tenant,

Initial each page of the charter