



Résidence Alliance Française

fondation af
des Alliances Françaises

For more information contact the MSc
International Office



@ msc@univ-cotedazur.fr

Facilities



Air conditioning & double glazing



Fiber internet



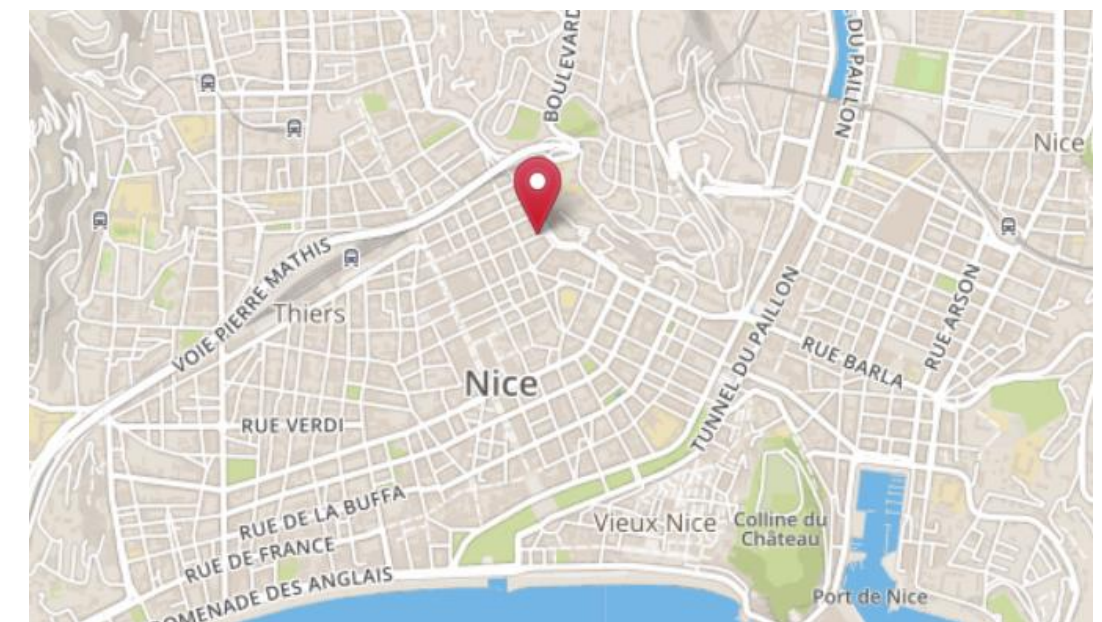
Guardians & video surveillance



Lavry & concierge service

STUDIOS ON THE SCHOOL SITE + LE CAFÉ DE L'ALLIANCE ON THE FIRST FLOOR

The Résidence is located at 2 rue de Paris, 06000 Nice



Floor

Studio Number

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	D	D	D	D											
1	D	B	C	C	D	E	D	E	D	D	E	C	F	D	E
2	D	B	C	C	D	E	D	E	C	D	C	C	F	E	E
3	D	B	C	C	D	E	C	E	D	D	E	C	D	E	E
4	D	B	C	C	D	E	C	E	C	C	E	C	D	D	
5	E	B	E	E	E	E	A	E	E	E	A				

	€	m ²	Description
A	1000	29	Two-room attic apartment (price for two persons)
B	1000	19	Studio double (price for two people)
C	840	15-17	Large standard studio or (standard with balcony)
D	800	13-15	Standard studio
E	780	14-17	Studio with mezzanine bed (or) Studio with attic roof
F	600	12	Studio with retractable bed

	Monthly rent & Discount for long term rental						
	< 2 months	2 months	3 months	4 months	5 months	6 months	Partners
%	0	5	10	15	20	25	30
A	1000	950	900	850	800	750	700
B	1 600	1520	1440	1 360	1280	1200	1 120
C	840	798	756	714	672	630	588
D	800	760	720	680	640	600	560
E	780	741	702	663	624	585	546
F	600	570	540	510	480	450	420

- **Short-term rental**, < to 2 months: The entire rent is paid in one lump sum. The deposit required is 500 €, per card imprint not debited or in cash (in the latter case, the deposit is returned by bank transfer within 5 days of the tenant's departure).
- **Long-term rental**, > 2 months: A first rent is paid covering the weeks of the current month plus the entire following month. Monthly rents are then requested, payable obligatorily before the 5th of each month. A deposit of 500 € is paid. In addition to covering possible damages, the deposit is also used to compensate for a possible early departure which cancels the basis of the long-term reduction granted. The deposit is returned by bank transfer within 5 days after the tenant's departure.
- **Administrative costs**: 50 € per rental
- **High season surcharge** - July and August: + 200 € / month (or + 50 € week). The high season surcharge does not apply in the case of long term rentals.
- **Surcharge for the provision of an additional extra bed** : + 240 € / month (or + 60 € week).
- **Cleaning and maintenance**: Tenants are responsible for the daily cleaning of their accommodation. The studios are checked once a week between 9:00 and 13:00 (Monday floors 0 and 1, Tuesday 2nd, Thursday 3rd and 4th and Friday the 5th floor). If this inspection reveals unsatisfactory points two weeks in a row, 60 € will be charged in order to clean the studio.
- **Lost key card**: 40 €. Forgotten key card in a studio (intervention necessary): 20 €.
- **Self Check-out**: each tenant makes his own check-out. At the time of departure, it is necessary to send obligatorily 5 photos to residence@af-nice.fr: 1) a photo of the fridge to show that it is clean and empty. 2) a photo of the clean and tidy kitchen. 3) a photo of the bathroom clean and tidy. 4) a photo of the studio clean and tidy. 4) a photo of the key placed on the desk.
- **Return of the deposit**: the deposit is returned by bank transfer within 5 days, possibly deducted from the following sums :
 - Photos of self check-out not sent : - 50 €
 - Card not deposited on the desk: - 50 €.
 - Apartment not clean : - 60 €.
 - Extremely dirty apartment: - 100 €
 - Repair required: depending on the cost of the repair

INTERNAL RULES AND REGULATIONS APPENDIX TO THE LEASE CONTRACT

1. Check-in and check-out

- a. Arrival times must be communicated to us at least 72 hours in advance (see article 6). As far as possible, please arrive on weekends, ideally on Sundays between 9am and 11am or between 5pm and 7pm. For the departure some information for “a self checkout” will be sent to you 72 hours in advance.
- b. The apartment must be made clean (empty garbage can, washed floors, crockery made and stored).

2. Material provided

- a. The studio is rented furnished. It is stressed that it does not include television. Bed linen and towels are changed every four weeks. Disposable products are purchased by the tenant (sponge, garbage bag, toilet paper..).
- b. It is forbidden to move, dismantle or remove from the residence any element present in the dwelling. Bedding, whether used or not, must be kept until leaving the house and returned in good and clean condition, as must all furniture and equipment.

3. Use of the site

- a. All the furniture is at your disposal. Please keep them in a safe place, good condition and ensure their cleanliness.
- b. The supply of water, electricity and heating is included in the rental price. However, in order to be as environmentally friendly as possible, please turn off the lights when you leave a room, do not let the water run unnecessarily, and do not leave doors and windows open for long periods of time if you use heating or air conditioning. Individual meters for each room identify abnormal water or electricity consumption.
- c. Only toilet paper can be thrown into the toilet bowl (especially not pads).
- d. Wifi: Very high speed fiber - included in the price



INTERNAL RULES AND REGULATIONS APPENDIX TO THE LEASE CONTRACT

e. Keys: Each access door to the dwelling is equipped with a magnetic card lock. Be sure to close them securely when leaving the premises. You are responsible for any theft and damage in the event of non-compliance with this clause. In case of loss of your magnetic card, please notify us immediately. It will be done for 50€. You are responsible for it, you must be vigilant. If you forgot the key in your studio you have to go at the Café de l'Alliance and paid 20 € immediately.

f. Elevator: In order to facilitate the use of the elevator, its access is prohibited to tenants on the 1st floor and those on the 2nd floor may not use it during peak hours (08:30-09:00 / 13:00-13:30).

g. Windows and balconies: It is forbidden to hang or beat linen, carpets or shoes in common areas, windows and balconies. It is forbidden to store any equipment on the balconies, barbecues are prohibited (even electric). No objects should be placed on the edges of windows or balcony railings. The storage of any object likely to harm the safety of persons or to damage the general aesthetics of the building is prohibited. No objects or rubbish should be thrown out from windows and balconies.

h. Cigarettes : Smoking is strictly prohibited in the studios (even on the balcony) and in the common areas. Smoking is allowed in the inner courtyard.

i. Noise pollution: Please respect the tranquility of the area and use it in accordance with its purpose. The volume, inside and outside the property, must be kept to a minimum in order to respect the tranquility of the neighbourhood. For the respect of the neighbourhood, it is forbidden to make noise in the evening after 10pm and before 8am.

j. It is forbidden to "sublet" your studio. No one can enjoy your studio even in case of prolonged absence.

k. Animals: Animals are not allowed.

4. Cleaning and cleanliness

a. Tenants are responsible for the daily cleaning of their accommodation. Cleaning equipment is available in self-service in the four boxes under the staircase windows. Mops can be lent on request to the person in charge of your residence.



INTERNAL RULES AND REGULATIONS APPENDIX TO THE LEASE CONTRACT

- b. The studios are checked once a week during morning classes (Monday floors 0 and 1, Tuesday 2nd, Thursday 3rd and 4th floors, Friday the 5th floor).
- c. The bins can be taken out every evening from 7pm.

5. Contacts with the Alliance Française

- a. A representative of the Alliance Française is on site everyday from 08.30 to 09.30 am (except monday) and from 3.30 to 4.30 pm. Tenants can contact her for any question related to his accommodation. You can also make an appointment by email to residence@af-nice.fr.
- b. Please report any failure or malfunction promptly. This is not the tenant's responsibility to take the initiative to order a breakdown service or repair (which could under no circumstances be refunded).

6. Emergency

- a. An emergency is a situation of great danger for your person or studio requiring immediate intervention, even in the middle of the night (appendicitis attack, violent allergic reaction, major water leak...).
- b. In case of emergency 4 phone numbers at your disposal :
 - 1/ +33.6.01.02.55.61. 2/ +33.6.09.92.40.65.
 - 3/ +33.6.67.52.72.99. 4/ +33.7.60.07.88.99.

7. Penalty

Any violation of these rules of procedure will result in a proportionate sanction, which may range from a warning letter to exclusion without refund. In the event of a particularly serious breach, legal proceedings may be initiated.

8. Optional on-demand paid services

Cleaning of the studio every week or every two weeks. Bed and bathroom linen changed weekly or every two weeks.



If you are interested

Please contact the MIO at msc@univ-cotedazur.fr

In your email, please provide :

1. Email subject: Studio Alliance Française
2. Your first and last name
3. The floor and studio number, as well as the category (A,B,C,D,E,F)
4. Indication of the duration of the rental

For more information contact the MSc
International Office



@ msc@univ-cotedazur.fr