



SUFFOLK UNIVERSITY BOSTON

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Disclaimer: The Off-Campus Housing Office provides information to Suffolk University students as a courtesy service. The information is for the use of Suffolk University students only and is updated periodically. Suffolk University neither accepts nor creates any responsibility for the reliability of the information provided or those listing with the office. Contact with persons listed herein will be conducted independently of the University. Suffolk University will not be involved in any negotiations between you (the leaseholder) and any landlord, property owner, student, prospective student, or realtor before, during, or after any agreement.

Sublet Form

1. Date and Parties

This agreement, dated _____, 20____, is between
_____, hereafter called Tenant, and
_____, hereafter called Subtenant.

2. Rented Properties

The Tenant hereby subleases to the Subtenant the property described below, which the Tenant lawfully rents from the Owner or the Agent (hereafter called Landlord):

In the Commonwealth of Massachusetts, to be used and occupied as a residence only, for not more than _____ persons.

3. Landlord

The Owner or Agent for this property is _____.
The Address is _____.

4. Term

This sublease begins on _____, 20____, and ends on
_____, 20____.

5. Rent

The Subtenant agrees to pay rent totaling \$_____ for this sublease.

This amount should be paid:

In equal monthly installments of \$ _____ to be paid on or before the _____ day of each month.

In a lump sum on the following date: _____

In the following manner:

The rent is to be paid at the time and place described below in following manner to the Tenant or to the Landlord:

6. Further Financial Obligations

The following charger will be paid by the party indicated:

	Landlord	Tenant	Subtenant
Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water (Minimum Charge)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water (in excess of minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other charged and financial obligations:

7. Notices

Tenant agrees to forward any notices, provided to him/her by the Landlord, to the Subtenant.

8. Prohibitions

The Subtenant agrees that the following are prohibited:

- Pets
- Smoking
- Waterbeds
- Parties
- Other:

The Tenant warrants that anything not expressly prohibited in this sublease is not prohibited in the original lease.

Security Deposit

The Subtenant had deposited \$ _____ with the () Tenant () Landlord as security for unpaid rent and/or damages caused by the Subtenant during the term of this agreement. The deposit will be retained until the termination of this sublease term or the subtenant's vacation of the premises, and the balance after damages must be returned, accompanied by a written itemization of any deductions, within 30 days afterwards, provided that the Subtenant has provided the holder with a forwarding address.

9. Tenant's Remedies

- A. If the Subtenant default in the payment of rent, or violates any lease term, the Tenant or Landlord may give the Subtenant 15 days notice that a violation had occurred. If the Subtenant does not correct the violation or make payment for rent in this amount of time, the Tenant and Landlord may then give the Subtenant five days written notice of the termination of the agreement. At the end of that period, if the Subtenant had not vacated the premises, the Tenant or the Landlord may begin eviction procedures in the Municipal Court.
- B. The Subtenant is responsible for the behavior of his/her friends, invited guests or any other people on the premises with his/her permission.
- C. Each Subtenant who signs this lease may be held individually responsible for any and all Subtenant liabilities, or all Subtenants may be held collectively responsible, at the option of the Tenant.
- D. In the application of remedies, the Tenant had an obligation to mitigate damages.

10. Confiscation of Property

Neither party will ever have the right to secure compensation for any liability owned by the other through confiscation or property belonging to the other. Such disputes are to be settled through negotiation, arbitration, or the courts.

11. Property of Tenant

The following furniture, appliances, or other items belonging to the Tenant are permitted for use by the Subtenant. Subtenant is expected to return these at the end of the sublease term in essentially the same condition as they were in the beginning, taking into account normal wear and tear. If the Subtenant or his/her guests are responsible for damages to any or these, or if they are not returned, the tenant has the right to take compensation for such damages from the security deposit, and to take any further legal actions necessary.

12. Additional Agreements

The Tenant and the Subtenant agree to the following conditions:

13. Breach of Original Lease

The Tenant warrants that the landlord will have no cause of action against the Subtenant because of the behavior of the Tenant. If at any time, the Landlord has legal action against the Subtenant because of the Tenant’s behavior, the Subtenant may immediately vacate the premises, owe the Tenant no further rent, and the Tenant return all monies held as deposit or advance rent within 30 days of the Subtenant’s vacation.

14. Signatures

The following undersigned have agreed to be legally bound by this agreement.

TENANT(S):

SUBTENANT(S):

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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