

**SUBLEASE AGREEMENT**  
(updated March 2018)

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This sublease, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, is between:  
Sublessor(s) [the person(s) who signed the lease as tenant(s)]:

\_\_\_\_\_

\_\_\_\_\_

Contact Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

AND

Sublessee(s) [the person who will now rent from the Sublessor(s)]:

\_\_\_\_\_

\_\_\_\_\_

Contact Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Social Security Number(s): \_\_\_\_\_

The owner of this property is:

\_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

The manager, or other person or company authorized to act on behalf of the owner is:

\_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

*Terms and Conditions:*

1. The term of this sublease shall begin: \_\_\_\_\_, 20\_\_\_\_, and it shall end on \_\_\_\_\_, 20\_\_\_\_.

2. Sublease agrees to pay a total amount of \$ \_\_\_\_\_ as rent for the sublease term; this amount shall be paid to the Sublessor, at the Contact Address provided, by the \_\_\_\_\_ day of each month. The first payment is due on: \_\_\_\_\_.

3. The following penalties will be charged to the Sublessee if rent is received late:

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4. The Sublessor acknowledges receipt of: \$ \_\_\_\_\_ as a security deposit. At the end of this sublease, the Sublessor may withhold all or part of the security deposit to pay for any actual damages for which the Sublessee is responsible, less ordinary wear and tear. The Sublessor may also use any portion of the security deposit to pay any unpaid bills that are the responsibility of the Sublessee.

5. Sublessee shall move in on \_\_\_\_\_, 20\_\_\_\_, and they shall vacate the premises (including the removal of all their personal property) by \_\_\_\_\_, 20\_\_\_\_.

6. In the event that Sublessee fails to vacate the premises by the agreed date, the Sublessee shall be responsible for any costs or fees, including attorney's fees, associated with the breach. Such costs and fees shall include but not be limited to any hotel bills and food bills the Sublessor may sustain while Sublessee is wrongfully occupying the premises, and the costs for any storage or removal of personal property left on the premises. The following additional penalties shall also apply:

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7. Sublessee acknowledges receipt of a copy of the lease for premises, and a copy of any rules and regulations governing on the premises. Sublessee agrees that all terms and conditions of these documents are hereby incorporated in this sublease, and that the Sublessee shall obey all terms and conditions in these documents while living at the premises. Any failure by the Sublessee to abide by the lease, sublease, and rules and regulations shall constitute a violation of this agreement, and shall be considered grounds for eviction and further legal action by the Sublessor. In the event of any conflict between the terms of the lease and this sublease terms shall prevail.

8. Sublease shall, within two days from occupying the premises, provide a written list of any existing damages on the premises (for which the Sublessee is not responsible) to the Sublessor by sending it by certified mail to the Contact Address for the Sublessor. If Sublessee fails to provide this written list of damages, the Sublessor may assume that the Sublessee agrees that no damages exist on the premises, and that any damages found on the premises at the end of their subtenancy may be charged to the Sublessee and deducted from the security deposit.

9. The Sublessee shall notify the Sublessor and Owner/Manager of the premises, in writing, prior to their absence from the property for a duration of seven (7) or more days.
10. The Sublessee shall maintain the yard, if that is a condition of the incorporated lease agreement.
11. Except as provided in the terms and conditions of the lease and the rules and regulations, the Sublessee shall make no permanent alterations to the premises.
12. The Sublessee has the right to quietly enjoy the premises, but not to use the premises for any other purpose besides human habitation. The Sublessor and Owner/Manager of the property may enter the premises immediately in cases of emergency (such as flood, fire, etc.). In all other circumstances, the Sublessor agrees not to enter the premises during the term of the sublease without obtaining prior consent of the Sublessee. The Sublessee agrees not to withhold consent unreasonably.
13. Any changes in this sublease, in order to be enforceable, must be written and signed by all parties to this contract. Such changes may be on this sublease, or in another document that contains the original signatures of all parties to the contract.
14. Sublessees agree to obtain a renter's insurance policy before assuming possession of the premises. The Sublessee hereby warrants that he/she/they are insured by the following insurer and policy: \_\_\_\_\_.
15. Sublessees further agree to review the attached "Roommate Agreement" with other subtenants and tenants staying at the premises. The Roommate Agreement is offered to them for their own protection, and it is highly recommended that all roommates sign this document after modifying it to suit their needs.
16. All Sublessees are jointly and severally liable under this sublease. Judgment for any damages due to the act or omission of action of any Sublessee may be obtained from any other Sublessee, or all of them.
17. In the event that any term of condition of this sublease is found by a reviewing court to be contrary to law, the rest of the sublease shall not fail as a result. The unlawful term or condition shall be excised from the contract, and the rest of the sublease shall continue in full force and effect.
18. The terms and conditions incorporated by this document were the result of fair and good faith negotiation by the parties to the sublease. By agreement of the parties, any ambiguities in this sublease shall not be interpreted against one party or the other, but shall be resolved by equitable principles by any reviewing authority.

19. The following provisions are also included by agreements of the parties:

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We, the undersigned, agree that we have read and understood this document, and intend to be bound by all its terms and conditions.

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SUBLESSEE

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GUARANTOR (if needed)  
Address:

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SUBLESSEE

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GUARANTOR (if needed)  
Address:

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SUBLESSEE

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GUARANTOR (if needed)  
Address:

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SUBLESSOR(S)