

## Sublease Agreement

This **Sublease Agreement** is made between \_\_\_\_\_, individually or collectively as the "Sublandlord," and \_\_\_\_\_, as the "Subtenant," together referred to as the "Parties."

The Parties agree that the Subtenant shall lease from the Sublandlord a portion of the Sublandlord's interest in the premises located at \_\_\_\_\_, (the "Premises") on the following terms:

**1. Sublease Term.** The term of the Sublease will be for a period of \_\_\_\_\_ months, beginning on \_\_\_\_\_ and ending on \_\_\_\_\_.

**2. Rent.** Subtenant will pay a total monthly rent of \$\_\_\_\_\_. Rent will be payable on the first day of each month directly to the Sublandlord.

**3. Security Deposit.** Subtenant will pay \$\_\_\_\_\_ to Sublandlord as a security deposit. The security deposit may not be used as last month's rent.

**4. Termination Notice.** Subtenant's tenancy will terminate on the date specified in Section 1 above, unless Sublandlord and Subtenant sign another written agreement prior to the end of tenancy providing for an additional period of tenancy. Subtenant is not responsible for finding a replacement upon the termination of his/her tenancy.

**5. Subtenant's Interest in the Premises.** Subtenant is one of \_\_\_\_\_ total tenants occupying the Premises (the "Tenants"). Subtenant will share all of the common spaces (e.g., living room, dining room, kitchen, bathroom) in the Premises equally with the other Tenants.

**6. Utility and Internet/Cable Charges.** The Subtenant agrees to pay \_\_\_\_\_% of all utility charges. The Subtenant will pay \_\_\_\_\_% of the monthly internet/cable charges.

**7. Smoking.** Smoking is NOT allowed in the Premises.

**8. Alcohol.** Alcohol is NOT allowed in the Premises unless you are at least 21 years of age.

**9. Master Lease.** In addition to the provisions of this Sublease Agreement, the Subtenant agrees to be bound by all the conditions of the lease between Sublandlord and the landlord, \_\_\_\_\_ (the "Master Lease"). **The Master Lease is attached to this Sublease Agreement for reference.** The terms of the Master Lease are hereby incorporated into this Sublease Agreement. No representation that is not included here or in the Master Lease shall be binding upon the Parties.

**10. Condition of the Premises.** Subtenant acknowledges that s/he has examined the Premises and that it is in good condition except as follows: \_\_\_\_\_

Upon the termination of this Sublease Agreement for any cause, Subtenant will leave the Premises in

its original good condition, except for reasonable wear and tear. Subtenant is responsible for the repair of any damage resulting from the act or neglect of Subtenant or those persons who are invitees of the Subtenant.

**11. Subleasing and Assignment.** Subtenant may not lease, sublease, or assign the Premises without the prior written consent of the Sublandlord.

**12. Complete and Binding Agreement.** All preliminary negotiations between the Parties are merged into, and superseded by, the terms of this Sublease. This Sublease will not be enforceable until signed by both Subtenant and Sublandlord. Any modification to this Agreement must be in writing, signed by both Sublandlord and Subtenant.

We, the Undersigned, agree to the above stated terms.

**Sublandlord:**

**Subtenant:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

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Email

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