

Sublease Agreement

Prepared with Signathing. Roles: Tenant, Subtenant, Landlord.

1. Parties and premises

Tenant (name), the current tenant under the original lease: _____

Subtenant (name): _____

Landlord (name): _____

Premises address (whole unit, or the room described here): _____

2. Original lease

Original lease date: _____

Original lease ends: _____

The Tenant remains fully responsible to the Landlord under the original lease. The Subtenant agrees to follow every term of the original lease that applies to the use of the Premises, and has received a copy of it. Nothing here changes the original lease or releases the Tenant from it.

☐ Subtenant has received a copy of the original lease

3. Sublease term

Sublease starts (date): _____

Sublease ends (date): _____

The sublease ends on the date above, or earlier if the original lease ends. It may not extend past the original lease. If the Subtenant stays past the end date, the Subtenant owes rent for each day held over and the Tenant may remove the Subtenant as the law of the state where the Premises is located allows.

4. Rent and deposit

Monthly rent (\$): _____

Due on the (day) of each month, paid to: _____

Security deposit (\$): _____

The Subtenant pays rent to the Tenant unless the Landlord directs otherwise in writing. The Tenant holds the deposit and returns it within 30 days after the sublease ends, or sooner if the law of the state where the Premises is located requires, less itemized deductions for unpaid rent and damage beyond ordinary wear.

5. Utilities, furnishings and condition

Utilities included in rent, or paid by the Subtenant: _____

Furnishings and items left for the Subtenant's use: _____

The Subtenant takes the Premises and furnishings as found, keeps them clean, reports damage promptly, and returns everything in the same condition except ordinary wear. Both parties record the condition on a move-in checklist with photos.

6. Rules

Pets:

Choices: Not permitted / Permitted as described in additional terms

Smoking:

Choices: Not permitted anywhere / Outdoors only / Permitted

The Subtenant may not sublet again or assign this sublease. No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or violates the original lease or building rules.

7. Landlord's consent

If the original lease requires it, this sublease takes effect only when the Landlord signs below. The Landlord's consent is to this sublease only and is not consent to any later sublease or assignment.

☐ The original lease requires the Landlord's written consent to sublet

8. Other terms

Additional terms (or none): _____

This sublease is the whole agreement between the Tenant and the Subtenant. Changes must be in writing and signed by both. If a part is unenforceable, the rest stands. Each party has read and received a copy.

Signatures

Tenant

Signature

Date

Printed name

Subtenant

Signature

Date

Printed name

Landlord

Signature

Date

Printed name