

This is an agreement to sublet real property according to the terms specified below.

Sublease Form

The sublessor agrees to sublet and the subtenant agrees to take the premises described below. Both parties agree to keep, perform, and fulfill the promises, conditions and agreements expressed below:

The sublessor is (who is moving out) _____.

The subtenant is (who is moving in) _____.

The location of the premises is (address) _____ Unit Number _____.

The term of this sublease is (# months) _____ beginning (month/day/year) _____ and ending (month/day/year) _____.

The rent is \$ _____ per month, payable in advance on the _____ day of the month, payable to _____ at address _____.

- The sublease agreement will terminate on (month/day/year) ____/____/____. There shall be no holding over under the terms of this sublease agreement under any circumstances.
All charges for utilities connected with premises which are to be paid by the sublessor under the master lease shall be paid by the subtenant for the term of this sublease.
Subtenant agrees to surrender and deliver to the sublessor the premises in as good of condition as they were at the beginning of the term, reasonable wear and tear excepted. The subtenant will be liable to the sublessor for any damages occurring to the premises or the contents thereof or to the building which are done by the sublessee or his/her guests.
Subtenant agrees to pay to sublessor a deposit of \$ _____ to cover damages beyond normal wear and tear, unpaid rent, and unpaid utilities. Sublessor agrees that if the premises and contents thereof are returned to him/her in the same condition as when received by the subtenant, reasonable wear and tear thereof excepted, and if there is no unpaid rent or unpaid utility bills owed by subtenant, s/he will refund to the subtenant \$ _____ at the end of the term, or within 30 days thereafter. Any reason for retaining a portion of the deposit shall be explained in writing within 30 days to the subtenants.
The sublessor will provide the subtenant with a check-in sheet within three (3) days after the time the sublessee takes possession of the unit/premises.
The sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his lessor, a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were set out here at length. The subtenant agrees to assume all of the obligations and responsibilities of the sublessor under the original lease for the duration of the sublease agreement.
The words "sublessor" and "subtenant" as used herein include the plural as well as the singular; no regard for gender is intended by the language of this sublease.