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SUBLEASE AGREEMENT

According to the terms of your lease, you are responsible for rent and utilities until the expiration of the lease.

You may sublease the apartment, with our approval. You will be released only when the following conditions are met:

- * Sublease agreement has been signed and sublease fee paid.
* An application, deposit and photo ID must be received in our office from prospective tenant(s).
* Partial Month-Leases are typed for terms beginning on the first of any month.
* Inspections should be scheduled at least one day in advance.
* Deposit Requirements-The new tenant will be required to deposit with Hunziker Property Management an amount equal to either one month's rent, or in the event no verifiable credit or rental history is available, amount equal to two months' rent.
* Please check with our office on maximum occupancy and student eligibility for your apartment.

NOTICE OF INTENT TO SUBLEASE

Dear Hunziker Property Management:

Date: _____

You are hereby advised that the undersigned will vacate (address) _____ (unit #) _____

On (date) _____, 20____. The date given is a definite vacating date. I will return all apartment keys to Hunziker Property Management on or before the above vacating date. I authorize the release of keys after that date. An inspection should be scheduled on or before the given date. I understand that the giving of this notice does not release me of any liability that I may have under my present rental agreement until all sublease conditions have been satisfied. I agree to pay the \$100 sublease fee once my unit has been re-rented.

Resident _____

Phone # _____

EMPLOYMENT AGREEMENT

OPTIONAL

According to the terms of your lease, you are responsible for rent and utilities until the expiration of the lease.

Should you need to vacate before the expiration of the lease, the following is available to you:

With the signature below you are employing Hunziker Property Management to sublease your apartment. The rental fee of \$250 is due and payable when the apartment is re-rented. It is mutually agreed that possession may be given up to two weeks after tenant vacates apartment. We at no time guarantee the re-rental. You will be released of all obligations only when the apartment has been re-rented. Hunziker Property Management has the right to enter the apartment at reasonable times and with notice to show the apartment.

I have read and understand the above procedure for re-renting my apartment. I understand that I am not being released of any obligation until such time that the apartment is re-rented. Until such time, I am responsible for the rent and utilities for the apartment.

Resident _____

OFFICE USE: List Date _____ Amount _____ Remarks _____