

SUBLEASE AGREEMENT

This is an agreement to sublet real property in consideration for a sum of money according to the terms specified below. NOTE: This agreement is not valid unless signed by the landlord or agent, thereby giving tenant permission to sublet.

The sublessor agrees to sublet and the sublessee as a subtenant agrees to take the premises described below. Both parties agree to keep, perform and fulfill the covenants, conditions and agreements expressed below.

Sublessor hereby leases to sublessee the following premises:

(address)-----(unit)------(city)------(state)------(zip)

on and subject to the terms, conditions and covenants of the original lease, a copy of which is attached hereto. The sublessee agrees to assume all the obligations and responsibilities of the sublessor under the original lease for the duration of the sublease agreement. The term of this sublease is _____, beginning _____, 20_____, and ending on _____, 20_____.

The rent is \$ _____ per month and is payable to:

(name)------(street address)

(city)------(state)------(zip)------(phone#)

Total sum paid on execution of sublease:

First month's rent
\$ _____

Last month's rent \$ _____

Refundable security deposit
\$ _____

Total \$ _____

1. Sublessee hereby covenants and agrees to pay the rent herein reserved and to surrender the leased premises on expiration of the hereof in as good condition as they are now, reasonable wear and tear excluded. No further subletting of the lease shall be made without the written consent of the sublessor and landlord.
2. At the time of taking possession of the premises by the sublessee, the sublessor will provide one sublessee with an inventory form. The sublessee will indicate on the form whether the furniture and decorations, as well as the premises, are in good and sanitary condition. The sublessor and sublessee will sign and receive a copy of the inventory form within three (3) days of taking possession.
3. The security deposit may be applied by sublessor toward reimbursement for any cost incurred because of sublessee's violation of this agreement including nonpayment of rent.

1. _____
(sublessor) (date)

1. _____
(sublessee) (date)

2. _____
(sublessor) (date)

2. _____
(sublessee) (date)

3. _____
(sublessor) (date)

3. _____
(sublessee) (date)

The undersigned lessor in the original lease, consents to the subletting of the above described premises as set out in this sublease agreement.

Date _____ Landlord Agent _____