

# SAMPLE Sublease Agreement

Always obtain your landlord's approval prior to subletting.

I, \_\_\_\_\_ (Sublessor) agree to sublease premises described below to \_\_\_\_\_ (Subtenant) in consideration of a sum of money according to the terms below. Both parties agree to keep and perform all the covenants and conditions described below.

Sublessor agrees to sublet the premises located at:

\_\_\_\_\_  
**Street address, Unit #**

\_\_\_\_\_  
**City State Zip Code**

The Sublessor is subject to all the terms and conditions of the original rental agreement, a copy of which is attached to this sublease agreement.

The term of this agreement begins \_\_\_\_\_ and ends \_\_\_\_\_.

## Date

Subtenant agrees to surrender the premises upon the expiration of the term of this agreement in as good condition as they were at the beginning of the term, reasonable wear and use excluded.

Subtenant agrees to pay \$ \_\_\_\_\_ per \_\_\_\_\_, payable to:

\_\_\_\_\_  
**Name and address**

On: \_\_\_\_\_  
**Due Date**

In addition, the following deposit shall be paid:

Deposit: \$ \_\_\_\_\_ On: \_\_\_\_\_  
**Due Date**

*It is recommended that you obtain a deposit from your subtenant (no more than one month's rent), but please note that deposits must be refunded within two weeks of your subtenant's departure with a written itemized list of any deductions withheld from the deposit for cleaning and/or damages (beyond reasonable wear and use), or for unpaid rent or utility use.*

\_\_\_\_\_  
**Signature of Sublessor Date**

\_\_\_\_\_  
**Signature of Subtenant Date**

The undersigned owner or agent hereby consents to the subleasing of the above-described premises according to the conditions of this Sublease Agreement.

\_\_\_\_\_  
**Signature of Owner/Agent Date**