

SUBLEASE AGREEMENT

This Residential Sublease Agreement (the "Agreement") is entered into on this ____ day of _____, 20____ (the "Effective Date"), by and between:

I. THE PARTIES

The Sublessor (Current Tenant):

Name: _____
Mailing Address: _____
Email: _____
Phone: _____

The Sublessee (New Tenant):

Name: _____
Mailing Address: _____
Email: _____
Phone: _____

The Landlord (Property Owner/Manager):

Name: _____
Mailing Address: _____

II. THE PREMISES

The Sublessor agrees to sublet to the Sublessee the property located at (the "Premises"):

Street Address: _____

City: _____ State:

_____ Zip Code:

The Premises is described as:

☐ Single-Family Home

☐ Apartment/Condo

☐ Bedroom(s) Only within a larger unit

☐ Other: _____

III. TERM

The term of this Sublease shall commence on the _____ day of _____, 20____ and end on the _____ day of _____, 20____.

At the end of the Term, the Sublessee shall vacate the Premises unless a new agreement is signed.

IV. RENT

The Sublessee agrees to pay rent to the Sublessor in the amount of \$
_____ per month.

The Rent shall be due on the _____ day of each month.

The first full month's rent is due on the _____ day of _____, 20____.

Rent shall be paid via the following method:

☐ Check ☐ Cash ☐ Bank Transfer ☐ Venmo/PayPal/Zelle ☐ Other

Payment instructions:

V. SECURITY DEPOSIT

Upon the execution of this Agreement, the Sublessee shall pay a security deposit to the Sublessor in the amount of \$ _____ (the "Security Deposit").

The Security Deposit shall be held by the Sublessor to cover any damages to the Premises beyond normal wear and tear, unpaid rent, or other breaches of this Agreement. The Security Deposit will be returned to the Sublessee within _____ days (subject to State law requirements) after the end of the Term, less any itemized deductions.

VI. THE MASTER LEASE

This Agreement is subject and subordinate to the original lease agreement between the Sublessor and the Landlord, dated the _____ day of _____, 20____ (the "Master Lease"). A copy of the Master Lease is attached hereto and incorporated by reference.

The Sublessee agrees to assume all of the obligations and responsibilities of the Sublessor under the Master Lease for the duration of the Sublease Term, except for the payment of rent to the Landlord, which shall remain the obligation of the Sublessor.

VII. UTILITIES AND SERVICES

The parties agree that utilities and services shall be the responsibility of:

Electricity:

☐ Sublessor ☐ Sublessee ☐ Shared

Water/Sewer:

☐ Sublessor ☐ Sublessee ☐ Shared

Gas/Heat:

☐ Sublessor ☐ Sublessee ☐ Shared

Internet/Cable:

☐ Sublessor ☐ Sublessee ☐ Shared

Trash Removal:

☐ Sublessor ☐ Sublessee ☐ Shared

VIII. CONDITION OF PREMISES

The Sublessee acknowledges that they have examined the Premises and accepts them in "as-is" condition.

A move-in checklist describing the condition of the Premises:

☐ Is attached to this Agreement.

☐ Will be completed upon move-in.

IX. LEAD-BASED PAINT DISCLOSURE

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly.

The Premises was constructed:

- ☐ After January 1, 1978.
- ☐ Before January 1, 1978. (If checked, Sublessor must provide a Lead-Based Paint Disclosure Form).

X. GUESTS AND PETS

Guests:

Guests are allowed on the Premises for a maximum of

_____ consecutive days or
_____ days in a
_____ month period.

Pets:

- ☐ No pets are allowed.
- ☐ Pets are allowed subject to the following restrictions:

XI. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of

_____ .

XII. ADDITIONAL TERMS AND CONDITIONS

The parties agree to the following additional terms:

XIII. LANDLORD CONSENT

This Sublease is contingent upon the written consent of the Landlord. If the Landlord denies consent or fails to provide consent within _____ days of the Effective Date, this Agreement shall be null and void, and all deposits and rent paid shall be refunded to the Sublessee.

XIV. SEVERABILITY

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue to be valid and enforceable.

XV. ENTIRE AGREEMENT

This Agreement, along with the attached Master Lease and any disclosures, constitutes the entire

agreement between the parties and supersedes all prior understandings, whether written or oral.

SIGNATURES

SUBLESSOR

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

SUBLESSEE

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

LANDLORD CONSENT (If Required)

The undersigned Landlord hereby consents to the subletting of the Premises as set forth in this Agreement.

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

*

NOTARY ACKNOWLEDGMENT**

State of _____

County of _____

On this ____ day of _____, 20____, before me, the undersigned Notary Public,

personally appeared _____ (Sublessor) and

_____ (Sublessee), proved to me on the basis of

satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____

Date: ____ day of _____, 20____

Print Name: _____

(Seal)