

SUBLEASE AGREEMENT

This Sublease Agreement ("Agreement") is made and entered into as of the

_____ day of _____ ,
20 _____ , by and between the following parties:

Sublessor: Name: _____

Address: _____

Phone: _____

Email: _____

Sublessee: Name: _____

Address: _____

Phone: _____

Email: _____

Original Landlord: Name: _____

Address: _____

Phone: _____

Email: _____

Premises: Address of the Leased Property: _____

WHEREAS, Sublessor is the tenant under a lease agreement dated

_____ ("Original Lease") for the premises described above

("Premises") with the Original Landlord;

WHEREAS, Sublessor desires to sublease the Premises to Sublessee, and Sublessee desires to accept such sublease, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. SUBLEASE TERM

The term of this Sublease Agreement shall commence on

_____ and shall terminate on
_____, unless otherwise terminated in accordance with the provisions herein. Sublessee shall vacate the Premises upon termination unless a new agreement is reached.

2. RENT

Sublessee agrees to pay Sublessor as rent the sum of \$

_____ per month, payable in advance on the
_____ day of each month. Rent shall be paid to the Sublessor at the address specified above or at such other place as Sublessor may designate in writing. Late payments shall incur a fee of \$ _____ per day after a grace period of _____ days.

3. SECURITY DEPOSIT

Sublessee shall deposit with Sublessor the sum of \$ _____ as a security deposit. This deposit shall be held as security for the performance of Sublessee's obligations under this Agreement and shall be refundable upon termination of this Sublease, subject to any deductions for damages or unpaid obligations. Sublessor shall provide an itemized statement of any deductions within _____ days of termination.

4. USE OF PREMISES

Sublessee shall use the Premises solely for residential purposes and shall comply with all applicable laws, ordinances, rules, and regulations. Sublessee shall not engage in any illegal activities on the Premises.

5. CONDITION OF PREMISES

Sublessee acknowledges that they have inspected the Premises and accepts them in their current condition. Sublessee agrees to maintain the Premises in good condition and repair, normal wear and tear excepted. Sublessee shall promptly notify Sublessor of any damage or necessary repairs.

6. ASSIGNMENT AND SUBLETTING

Sublessee shall not assign this Sublease or further sublet any portion of the Premises without the prior written consent of Sublessor and Original Landlord. Any unauthorized assignment or subletting shall be void and constitute a breach of this Agreement.

7. DEFAULT

In the event of a default by Sublessee in the payment of rent or performance of any obligation under this Agreement, Sublessor shall have the right to terminate this Sublease and pursue all legal remedies available, including but not limited to eviction and recovery of unpaid rent and damages.

8. TERMINATION

This Sublease may be terminated by mutual written agreement of the parties or in accordance with the default provisions herein. Sublessor may terminate this Agreement with

_____ days' written notice if Sublessee breaches any term of this Agreement.

9. NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be deemed

delivered when personally delivered or when deposited in the United States mail, postage prepaid, addressed to the parties at their respective addresses set forth above. Notices may also be sent via email to the addresses provided, with confirmation of receipt.

10. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ . Any legal action or proceeding arising under this Agreement shall be brought in the courts located in _____ County, State of _____ .

11. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect. The parties agree to replace any invalid provision with a valid provision that most closely approximates the intent and economic effect of the invalid provision.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral. No other agreements, representations, or warranties shall be deemed to exist or bind any of the parties hereto.

13. AMENDMENTS

This Agreement may be amended only by a written document signed by both parties. Any waiver of any term or condition of this Agreement must be in writing and signed by the party against whom enforcement of the waiver is sought.

14. INSURANCE

Sublessee shall obtain and maintain renter's insurance for the duration of the Sublease term, providing coverage for personal property and liability. Proof of insurance shall be provided to Sublessor upon request.

15. INDEMNIFICATION

Sublessee agrees to indemnify and hold Sublessor harmless from any claims, liabilities, or damages arising from Sublessee's use of the Premises, except to the extent caused by Sublessor's negligence or willful misconduct.

IN WITNESS WHEREOF, the parties hereto have executed this Sublease Agreement as of the date first above written.

Sublessor:

Signature: _____

Printed Name: _____

Date: _____

Sublessee:

Signature: _____

Printed Name: _____

Date: _____

Witness:

Signature: _____

Printed Name: _____

Date: _____

Notary Public:

Signature: _____

Printed Name: _____

Commission Number: _____

My Commission Expires: _____

This document is intended to be legally binding. It is recommended that all parties seek independent legal advice before signing.