

# Sublease Agreement

This sublease, "Sublease" exists between \_\_\_\_[name]\_\_\_\_, the "Sublandlord", and \_\_\_\_[name]\_\_\_\_ the "Subtenant" regarding \_\_\_\_[address]\_\_\_\_, the "Sublet Property"

## Background

1. This is an agreement, the Sublease to Sublet Property, according to the terms specified below
2. The master lease is dated \_\_\_\_\_ and is in effect with the Sublandlord and the true landlord with respect to the Sublet Property, \_\_\_\_[address]\_\_\_\_\_
3. The Subtenant is willing to undertake certain obligations of the master lease.

**The Sublandlord, and the Subtenant, renting the Sublet Property both agree to keep, perform and fulfill the promises/conditions in agreements below.**

1. The Sublandlord leases to the Subtenant all of the Sublet Property
2. The term of the Sublease begins \_\_\_\_[date]\_\_\_\_ and ends \_\_\_\_[date]\_\_\_\_\_
3. The provisions of the Sublease are subject to the terms and restrictions of the master lease.
4. The amount of rent and conditions of payment paid on behalf of the Subtenant is not equal to that of the master lease. The Subtenant will pay \_\_\_\_[cost]\_\_\_\_ a month to Sublease the property while the Sublandlord will pay \_\_\_\_[cost]\_\_\_\_ and cover the cost of utilities.
5. The Sublandlord will send rent to the Sublandlord via Venmo, or CashApp.
6. Except as otherwise provided in the Sublease, the Subtenant and the agents and employees are the same tenant will only use the Sublease premises for a purpose, consistent with the permitted use allowed in the master lease. Further, the Subtenant agrees to comply with all other applicable provisions of the master lease, and will not do anything that would constitute a violation of any part or condition of the master lease.
7. The Subtenant will not be responsible for the payment of utilities, however, the Subtenant will be responsible for the payment of food and cat litter and other basic expenses for taking care of the Sublet Property and the Sublandlord's pet and plants.
8. The Subtenant is fully required to maintain the health and wellbeing of the Sublandlord's cat throughout the duration of the Sublease agreement. The Subtenant will contact the Sublandlord if any emergencies occur and for general questions. If the Subtenant fails to take proper care of the Sublandlord's cat and/or plants, the Subtenant is fully responsible for replacing any plants or paying for any veterinarian bills. The Subtenant is responsible for paying for the Sublandlord's pet's cat litter and food for the duration of the Sublease.
9. Subtenant may be kicked out of the Sublet Property if the Sublandlord deems them unfit to care for the Sublandlord's pets and plants
10. The Subtenant agrees to surrender and deliver to the Sublandlord and Sublease premises, and all furniture and decorations within the Sublease premises in as good

condition as they were, at the beginning of the term reasonable wear and tear excepted. The Subtenant will be liable to the Sublandlord and the landlord, for any damages occurring to the Sublease premises, or the contents of the Sublease premises, or to the building, which are done by the Subtenant.

11. The Subtenant will immediately report all general maintenance issues that need repairs to the Sublandlord, and/or the landlord
12. The Subtenant agrees to pay the Sublandlord, a deposit of \_\_\_\_[cost]\_\_\_\_ to cover damages as a security deposit. The Sublandlord agrees that if the Sublet Property and the contents in the sellers promises are returned to the in the same condition, as when they were received by the Subtenant reasonable, wear and tear excepted, the Sublandlord will refund the Subtenant the deposit, or the amount remaining at the end of the term or within 30 days and if for any reason, for retaining a portion of the deposit, will be explained in writing within 30 days to the subtenant.
  1. The Sublandlord will photograph the apartment and create a folder that details the condition of the building before the Subtenant moves in. The Subtenant, within one week of moving in, will photograph the apartment and create a folder that details the condition of the building. When the Subtenant moves out and the Sublandlord moves back in, another folder, the Sublandlord will photograph the apartment and create a folder that details the condition of the building before moving in. If there is damage, the cost of the damage will be subtracted from the deposit before returning it to the Subtenant.
13. The Subtenant is not allowed to add or change any direct, decorations on the Sublet Property
14. The Subtenant will default under the Sublease if anyone or more of the following events occurs:
  1. The Subtenant fails to pay rent to the Sublandlord, for any amount of it when do or within a grace.
  2. The Subtenant fails to perform any other obligations under the Sublease, or any applicable obligation under the master lease.
  3. The Subtenant becomes insolvent and commits an act of bankruptcy/becomes bankrupt.
  4. The Subtenant abandons the Sublease properties, or any part of the Sublease premises
  5. The Subtenant uses the Sublease premises for any unpermitted or illegal purposes.
  6. The Subtenant fails to commence diligently, pursue and complete the sentence work to be performed to the Sublease pertaining to the Sublease premise
  7. Any other event of default provided in the master list for the act
15. Upon the occurrence of any event of default, the Sublandlord has any or all the following remedies:
  1. Terminate the Sublease upon the greater of any notice required in the master lease, or the act in the term will, then immediately become forfeited and void
  2. A Sublandlord may, but is not obligated to perform on behalf of the Subtenant, any obligation of the Sublease, or the master lease fail to perform

3. Any other remedy provided in the master lease
16. Upon the expiration termination or cancellation of the master lease, for the Sublease, all obligations of the parties under Sublease will be extinguished
17. At the expiration of the term of the Sublease, the Subtenant will quit and surrender the premises and ask her to stay in condition as they were at the commencement of this lease, reasonable use, and where, in damages by the elements excepted
18. This Sublease incorporates and is subject to the master lease
19. In witness whereof the Sublandlord and the Subtenant have their signatures signed and sealed on this day

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\_\_\_\_[printed name]\_\_\_\_ (Sublandlord)

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\_\_\_\_[printed name]\_\_\_\_ (Subtenant)