

SUBLEASE AGREEMENT

1. 1. Parties

This Sublease Agreement (the "Sublease") is made on [AGREEMENT DATE] between [SUBLANDLORD NAME], the current tenant of the property described below ("Sublandlord"), and [SUBTENANT NAME] ("Subtenant"). Sublandlord holds the property under a lease with [LANDLORD NAME] ("Landlord"). Each adult who will occupy the property must sign this Sublease and is jointly and severally liable for its obligations. Notices are effective when delivered in person, by certified mail, or by email to [SUBLANDLORD EMAIL] and [SUBTENANT EMAIL].

2. 2. Subleased Premises

Sublandlord subleases to Subtenant the property located at [PROPERTY ADDRESS], consisting of [ENTIRE UNIT / SPECIFIC ROOMS DESCRIBED AS [ROOM DESCRIPTION]] (the "Premises"). The Premises are provided [FURNISHED / UNFURNISHED] and include the items listed on the inventory attached as Exhibit A. If only part of the property is subleased, Subtenant also has shared use of [SHARED AREAS] and no right to enter [EXCLUDED AREAS]. Subtenant has inspected the Premises and accepts them in their present condition except as noted on the move-in checklist.

3. 3. The Original Lease

Sublandlord leases the Premises from Landlord under a lease dated [ORIGINAL LEASE DATE] with a term ending [ORIGINAL LEASE END DATE] (the "Original Lease"), a complete copy of which is attached as Exhibit B and incorporated into this Sublease. Sublandlord represents that the Original Lease is in full force, that Sublandlord is not in default under it, and that all rent due to Landlord has been paid. Subtenant confirms having received and read the Original Lease. Every term of the Original Lease that applies to the tenant applies equally to Subtenant during the Sublease Term, except for the rent amount stated in this Sublease.

4. 4. Landlord Consent

This Sublease has no effect until Landlord consents in writing, and a copy of that written consent must be attached as Exhibit C. Sublandlord is responsible for requesting consent and for paying any application or administrative fee Landlord charges. If Landlord refuses consent or fails to respond by [CONSENT DEADLINE DATE], this Sublease is void and Sublandlord will refund all money paid by Subtenant within [REFUND DAYS] days. Neither Party may take possession or exchange keys before written consent is obtained.

5. 5. Sublease Term

The Sublease Term begins on [SUBLEASE START DATE] and ends at 11:59 p.m. on [SUBLEASE END DATE]. The Sublease Term may not extend beyond the end of the Original Lease, and if the Original Lease ends earlier for any reason, this Sublease ends on the same day. There is no automatic renewal, and any extension must be agreed in writing by Sublandlord, Subtenant, and Landlord. Subtenant will surrender possession on the end date without further notice.

6. 6. Rent

Subtenant will pay Sublandlord rent of [SUBLEASE MONTHLY RENT] per month, due on the [RENT DUE DAY] day of each month by [PAYMENT METHOD] to [PAYEE AND PAYMENT DETAILS]. Sublandlord remains solely responsible for paying the full rent owed to Landlord under the Original Lease and will do so on time regardless of whether Subtenant has paid. If rent from Subtenant is more than [GRACE PERIOD DAYS] days

late, a late fee of [LATE FEE AMOUNT] applies. Rent for a partial first or final month is prorated on a daily basis.

7. 7. Security Deposit

Subtenant will pay Sublandlord a security deposit of [SUBLEASE DEPOSIT AMOUNT] before taking possession. The deposit secures the obligations of Subtenant under this Sublease and is separate from any deposit Sublandlord holds with Landlord. Sublandlord may apply the deposit to unpaid rent, unpaid utilities, cleaning beyond normal wear and tear, and damage caused by Subtenant or guests of Subtenant. Within [DEPOSIT RETURN DAYS] days after the Sublease Term ends and possession is returned, Sublandlord will return the balance with an itemized statement of deductions. Sublandlord will hold and return the deposit as required by applicable law.

8. 8. Utilities and Services

During the Sublease Term, Subtenant is responsible for [SUBTENANT-PAID UTILITIES] and Sublandlord remains responsible for [SUBLANDLORD-PAID UTILITIES]. Where an account must stay in the name of Sublandlord because of the Original Lease, Subtenant will reimburse Sublandlord within [UTILITY REIMBURSEMENT DAYS] days of receiving a copy of the bill. Subtenant will not cancel, transfer, or change any utility account without written approval from Sublandlord. Any deposit, connection fee, or reconnection charge caused by Subtenant is payable by Subtenant.

9. 9. Obligations Under the Original Lease

Subtenant agrees to comply with every obligation of the tenant under the Original Lease, including rules on occupancy limits, guests, noise, pets, smoking, parking, alterations, and insurance. Subtenant will not do anything that would put Sublandlord in default under the Original Lease. Sublandlord agrees to continue performing all obligations owed to Landlord, including paying rent on time, and will promptly forward to Subtenant any notice from Landlord that affects the Premises. If Subtenant causes a default under the Original Lease, Subtenant will indemnify Sublandlord for the resulting rent, damages, fees, and costs.

10. 10. Maintenance, Repairs, and Alterations

Subtenant will keep the Premises clean and undamaged, promptly report any leak, pest, or unsafe condition to Sublandlord in writing, and use all appliances and fixtures with reasonable care. Repair requests that are the responsibility of Landlord under the Original Lease will be forwarded by Sublandlord to Landlord without delay. Subtenant is responsible for the cost of repairing damage caused by Subtenant, occupants, or guests, beyond normal wear and tear. Subtenant may not paint, install fixtures, change locks, or make any alteration, since the Original Lease prohibits changes without landlord approval. Subtenant is encouraged to carry renters insurance covering personal property and liability.

11. 11. Right of Entry

Landlord retains every right of entry granted by the Original Lease, and Subtenant agrees to permit that entry on the notice stated there. Sublandlord may also enter the Premises to inspect the condition, retrieve stored belongings identified in this Sublease, or address an emergency, after giving Subtenant at least [ENTRY NOTICE HOURS] hours notice except in an emergency. Sublandlord will not enter for routine purposes without notice or use entry rights to interfere with the quiet enjoyment of Subtenant. Subtenant will not change or add locks that would block entry by Landlord or Sublandlord.

12. 12. Default and Remedies

Subtenant is in default if rent is unpaid when due, if any other obligation is breached and not cured within [CURE

PERIOD DAYS] days after written notice, or if Subtenant abandons the Premises. On default, Sublandlord may terminate this Sublease and recover possession through the process required by applicable law, and may recover unpaid rent, late fees, damages, and costs. Sublandlord is in default if Sublandlord fails to pay rent to Landlord or otherwise causes the Original Lease to be terminated, in which case Subtenant may recover prepaid rent, the deposit, and reasonable relocation costs. Neither Party may use lockouts or utility shutoffs as a remedy.

13. 13. Termination and Surrender

This Sublease ends on the Sublease end date, on the earlier termination of the Original Lease, or on termination for default as described above. On or before the end date, Subtenant will remove all personal property, return every key, fob, and access device, and leave the Premises clean and in the same condition as at move-in aside from normal wear and tear. Subtenant will provide a written forwarding address so the deposit statement can be delivered. Property left behind may be removed and stored or disposed of by Sublandlord as applicable law permits, at the expense of Subtenant. Sublandlord and Subtenant will complete a joint move-out inspection within [MOVE-OUT INSPECTION DAYS] days of surrender where practical.

14. 14. Governing Law

This Sublease is governed by the laws of the state where the Premises are located, without regard to conflict of law rules. Landlord-tenant protections that apply to tenants in that state generally apply to Subtenant as well, and any mandatory rule overrides a conflicting term in this Sublease. Any dispute will be brought in a court of competent jurisdiction in [COUNTY AND STATE]. If any provision is held unenforceable, the remainder of this Sublease stays in effect.

15. 15. Entire Agreement

This Sublease, together with the Original Lease, the inventory, and the written landlord consent attached as exhibits, is the complete agreement between Sublandlord and Subtenant and supersedes all prior listings, messages, and verbal promises. No amendment is effective unless it is in writing and signed by both Parties, and any amendment that conflicts with the Original Lease also requires landlord approval. If a term of this Sublease conflicts with the Original Lease, the Original Lease controls. Failure to enforce a term on one occasion does not waive the right to enforce it later.

16. 16. Signatures

The Parties have read this Sublease and the attached Original Lease, understand them, and agree to be bound as of the dates written below.

Sublandlord signature: _____ Print name: [SUBLANDLORD NAME] Date: [DATE]

Subtenant signature: _____ Print name: [SUBTENANT NAME] Date: [DATE]

Landlord consent signature: _____ Print name: [LANDLORD NAME] Date: [DATE]

17. 17. Disclaimer

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