

Sublease Agreement

A sublease of all or part of a rented home from the current tenant to a subtenant. Template v1.0.

Date of this sublease: _____

Sublandlord (current tenant): _____

Subtenant: _____

1. The home and the part sublet

The Sublandlord rents the home at this address from a landlord under a lease (the Main Lease):

The Sublandlord sublets this part of the home to the Subtenant (the Sublet Space):

2. The main lease

Landlord under the Main Lease: _____

Date of the Main Lease: _____

How the landlord consented to this sublease: _____

The Subtenant follows the rules of the Main Lease that apply to the Sublet Space and does nothing that would put the Sublandlord in breach of it. If this sublease conflicts with the Main Lease, the Main Lease applies.

☐ The Subtenant received a copy of the Main Lease before signing this sublease.

3. Term

The sublease starts on: _____

The sublease ends on: _____

This sublease cannot last longer than the Main Lease. The Subtenant moves out by the end date unless both parties, and the landlord where the Main Lease requires it, agree in writing to extend it.

4. Rent

Rent per month: _____

The rent is due on this day of each month: _____

How the rent is paid: _____

The Sublandlord gives the Subtenant a receipt for any payment made in cash. The Sublandlord keeps

paying the full rent under the Main Lease to the landlord on time.

5. Deposit

Deposit: _____

The Sublandlord holds the deposit as the law requires and returns it within the time the law sets after the Subtenant moves out, less unpaid rent and the cost of repairing damage the Subtenant or guests caused beyond normal wear and tear. The Sublandlord gives the Subtenant a written list of any deductions.

6. Utilities

Utilities and services the Subtenant pays for, or that are included in the rent:

7. Condition and moving out

The Subtenant takes the Sublet Space in its condition on the start date, and the parties may record that condition in writing or photos. The Subtenant keeps the Sublet Space clean, tells the Sublandlord promptly about damage or needed repairs, and pays for damage the Subtenant or guests cause beyond normal wear and tear. At the end of the sublease, the Subtenant leaves the Sublet Space clean, returns all keys and removes all belongings.

8. Responsibility to the landlord

The Sublandlord stays responsible to the landlord for every duty under the Main Lease, including the rent. This sublease creates no agreement between the Subtenant and the landlord. The Sublandlord promptly passes on to the landlord any repair request that is the landlord's to fix.

9. Ending

If either party breaks a material term of this sublease, the other party may end it as the law where the home is allows. If the Main Lease ends early for any reason, this sublease ends at the same time, the Sublandlord tells the Subtenant as soon as possible, and the Sublandlord refunds any rent paid for the time after that. Nothing in this sublease takes away a right the law gives a tenant or a subtenant.

10. Governing law

This sublease is governed by the laws of:

11. Whole agreement

This sublease is the whole agreement between the parties about the Sublet Space. A change is valid only in writing signed by both parties. If a term cannot be enforced, the rest of the sublease still applies.

Subtenant phone (the Subtenant fills this in): _____

Subtenant

Signature

Name

Date

Sublandlord

Signature

Name

Date