This agreement made on (date) is a contract between: (Sublessor) and (Sublessee) for the rental premises located at: (address). The landlord for the rental premises is: ________________________________.

This agreement is to run from ____________ to ____________. I understand that I am entering into a legally binding agreement that is enforceable by and between Sublessor and Sublessee. I understand that this agreement is not enforceable with regard to the landlord, and will not protect me against any claims that the landlord may have against Sublessor or Sublessee.

Sublessor and Sublessee acknowledge that permission was obtained from the landlord for the sublease, if required, according to the terms of the original lease agreement. Sublessor has provided Sublessee with a copy of the original lease agreement between Sublessor and the landlord. Sublessee agrees to abide by all of the obligations and responsibilities provided in the original lease agreement.

Sublessee agrees to pay a security deposit of $_________ directly to the landlord. Sublessee agrees to accept responsibility for damages which Sublessee, Sublessee’s pet(s), or Sublessee’s guests may cause, and Sublessee will reimburse Sublessor for any part of Sublessor’s security deposit withheld for Sublessee’s damages.

Sublessor agrees to document the condition of the premises at the time Sublessor moves out, and to accept responsibility for any damages which Sublessor, Sublessor’s pet(s), or Sublessor’s guests may have caused, and Sublessor will reimburse Sublessee for any part of Sublessee’s security deposit withheld for Sublessor’s damages.

Sublessor acknowledges that s/he is not entitled to the return of her/his security deposit, if one was already paid to the landlord at the start of the lease agreement, until the end of the original lease term, and that Sublessee is not required to pay a security deposit to Sublessor.

Sublessee shall pay directly to the landlord $_____ per month at the place and time provided in the original lease agreement.

Sublessee agrees to transfer all utilities into the name of Sublessee at the start of the sublease agreement.

Sublessor and Sublessee executed this agreement on _________________ (date). Signed by:

_________________________________________  ________________________
Sublessor  
Sublessee

Landlord (optional)

This sublease contract is provided for the mutual benefit of Sublessor and Sublessee, and does not constitute legal advice. If you need legal advice, you must contact an attorney.