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COMPANY NAME

123 Maple Street Anytown, PA 17101

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(123) 1234567

Sublease Agreement

THIS SUBLEASE AGREEMENT dated this _____ day of _____,
_____, executed by and between:

_____, (hereinafter referred to as the "Sublandlord")

- AND -

_____, (hereinafter referred to as the "Sublessee");

WHEREAS, this is Agreement (the "Sublease Agreement") entails the subletting of real property located
at _____,

(hereinafter referred to as the "Property") according to the terms and conditions specified below.

WHEREAS, the provisions of this Sublease Agreement are subject to the terms and restrictions of the
master lease (the "Master Lease") dated _____ between _____ (the
"Landlord") and the Sublandlord, with respect to the following house and any improvements on the
Property:

WHEREAS, Sublandlord is subletting and the Sublessee is renting the Subleased Premises,

WHEREAS, both parties agree to keep, perform and fulfill their obligations, conditions and agreements.

IN CONSIDERATION OF THE FORGOING PREMISES, the parties agree to as follows:

1. Sublease Term

Tenancy of this Sublease shall begin with the Sublessee taking possession on
_____ and end on _____. Under no circumstances shall there be
holdover by Sublessee.

2. Rent

The amount of rent shall be _____, paid on a monthly basis; on the _____ day of the month; and by which the duration of the term shall be dependent upon the period of lease under the Master Lease.

3. Security Deposit

The Subtenant shall pay _____ to the Sublandlord as security deposit (the "Deposit") upon execution of this Sublease Agreement. If the Subleased Property is returned to the Sublandlord in the same condition as how it was upon the execution of this Agreement, subject to reasonable wear and tear, the Sublandlord will return the Deposit to the Subtenant, or any amount remaining at the expiration of this Agreement. Any deductions to the Deposit shall be itemized and provided by Sublandlord.

The Sublessor agrees that if the premises and contents and thereof are returned in the same condition as received by the Sublessee, excluding reasonable wear and tear, the deposit shall be refunded in writing within _____ days.

4. Utilities

The Sublessee agrees to pay _____% of all utility charges ___ all utility charges. The Sublessee shall pay _____% of the fixed monthly telephone service charges and the Sublessee shall pay 100% of those telephone charges which he/she is directly and individually responsible.

5. Liability

Sublessee agrees to surrender and deliver the Sublessor the premises including all furniture and decorations within the premises in the same condition as they were at the beginning of the term with reasonable wear and tear accepted. The Sublessee shall be liable to the Sublessor for any damages occurring to the premises, the contents thereof, the building/home, and any common areas. All actions conducted by any of the guests of the Sublessee are the responsibility of and liability of the Sublessee.

6. Sublessee's Interest in the Premises

The Sublessee is one of _____ total tenants occupying the Premises (the "Lessees"). Subtenant ___ will ___ will not share a bedroom at the Premises. If Sublessee will share a bedroom, it will be shared with _____. Sublessee may share all of the common spaces (e.g., living room, dining room, kitchen, bathroom) in the Premises equally with the other Lessees.

7. Smoking Policy

Smoking is strictly prohibited on the entire property, including individual units, common areas, every building and adjoining properties.

8. Parking Space

The Sublessee agrees that s/he ___ is ___ is not entitled to use a parking space as part of this Sublease Agreement. The parking space, if any, is located at _____, _____, _____.

9. Subtenant Maintenance

The Sublessee shall, at its sole expense, maintain the Property and its fixtures in good and tenantable condition. In case of extraordinary damage, the Sublessee will be liable to the Sublandlord and the Landlord which are done by the Sublessee or the Subtenant's guests.

10. Property Improvements

Each of the following events shall be deemed to be an "Event of Default" under this Agreement: (i) failure to pay Rent or any other monetary obligation as and when due, and such failure continues for _____ Business Days after Sublessee receipt of Sublandlord's written notice thereof;

(ii) Sublessee abandons the Premises; provided, however, in no event shall a cessation of business as permitted herein be deemed abandonment by Sublessee;

(iii) Sublessee becomes insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding under state or federal bankruptcy laws (or successor laws) or Sublessee shall be adjudged bankrupt or insolvent in proceedings filed against Sublessee;

11. Default

Each of the following events shall be deemed to be an "Event of Default" under this Agreement:

(i) failure to pay Rent or any other monetary obligation as and when due, and such failure continues for _____ Business Days after Sublessee receipt of Sublandlord's written notice thereof;

(ii) Sublessee abandons the Premises; provided, however, in no event shall a cessation of business as permitted herein be deemed abandonment by Sublessee;

(iii) Sublessee becomes insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding under state or federal bankruptcy laws (or successor laws) or Sublessee shall be adjudged bankrupt or insolvent in proceedings filed against Sublessee.

12. Remedies

Upon the occurrence of any Event of Default, the Sublandlord has any or all of the following remedies:

(i) Terminate this Agreement upon given due notice as required by law;

(ii) At the option of the Sublandlord, to perform the obligations found herein this Agreement that the Subtenant has failed to perform.

(iii) To enter the Subleased Premises or any part of the said Subleased Premises, and to repossess the all properties within the Subleased Premises.

(iv) Any remedies not mentioned herein but as may be provided by law.

13. Master Lease

In addition to the provisions of this Sublease Agreement, the Sublessee agrees to be bound by all the terms and conditions of the lease agreement between Sublandlord and the Landlord ("Master Lease").

The terms and conditions of the Master Lease are hereby incorporated into this Sublease Agreement . No representation that is not included here or in the Master Agreement will be binding upon the Parties.

If Sublandord terminates his/her tenancy in the Premises under the Master Lease, Sublandord will provide thirty (30) days' notice to Sublessee. Sublessee agrees that if the Master Lease is terminated for any reason, this Sublease Agreement will terminate as of the same date.

14. Miscellaneous

(i) Severability

Should any of the provisions of this Agreement be held invalid by any competent court, the same shall apply only to the said provision involved and the remaining provisions hereof shall remain valid and enforceable.

(ii) Governing Law

The parties to this Sublease Agreement agree that the Sublease Agreement the performance of obligations herein, and all suits and special proceedings under this Sublease Agreement, be construed in accordance with the laws of the State of _____, without regard to the jurisdiction in which any action or special proceeding may be instituted.

(iii) Complete and Binding Agreement

All preliminary negotiations between the Parties are merged into, and superseded by, the terms of this Sublease. This Agreement will not be enforceable until signed by both Sublessee and Sublandord. Any modification to this Agreement must be in writing, signed by both Sublandord and Sublessee.

(iv) Judicial Action

Any action arising from or brought under this Contract shall be filed with the proper courts of _____, to the exclusion of all other venues that are hereby expressly and willingly waived by the parties. In case of an action or suit filed by any of the parties hereto due to breach or violation of any of the terms and conditions of this Agreement, the parties agree that the aggrieved party shall be paid in sum equivalent to twenty (20%) percentum of the total sums awarded by in no case less than \$20,000.00 as and by way of attorney's fees, plus the cost of suit and collection or litigation expenses as may be proven in said action and adjudged by the court.

(v) Agreement Modification

No modification or alteration of this Contract shall be considered as having been made unless

IN WITNESS WHEREOF, the Sublandlord and the Subtenant have duly affixed their signatures under hand and seal on _____.

Sublandlord

Sublessee

Date signed by Sublandlord

Date signed by Sublessee



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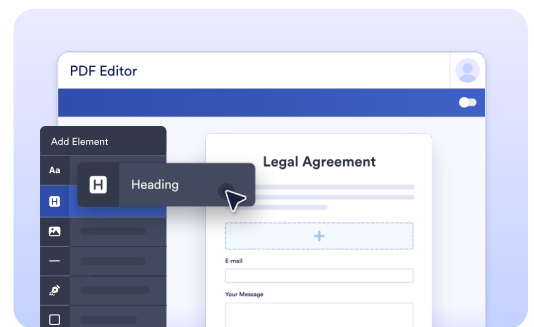
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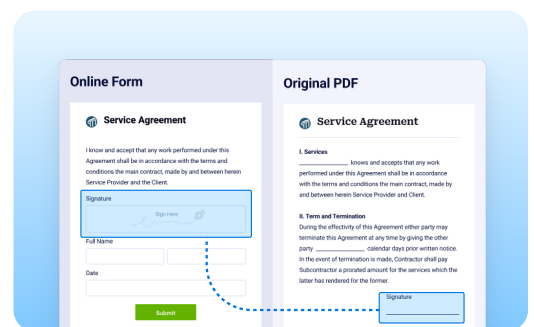
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