

Sub-Lease Agreement aka Sub-Leasing or Sublet

Sub-Leases are an uninterrupted continuation of the term of the original lease; as a condition of a Sub-Lease, no assessments or inspections by Landlord shall be made nor shall any cleaning or promises to improve or repair be made by Landlord. Proposed sub-lessees must submit a rental application (www.ndas.com/rent/application.pdf) and meet the standards required of all potential residents; approval of and permission for sub-leasing shall not be unreasonably withheld. Upon applicant approval, this Sub-Lease Agreement must be signed by all other original tenants and sub-lessees, and Landlord to be valid. A \$100 fee (\$200 if all tenants move out) must be paid by tenant who is vacating to cover the cost of administration processing, applications processing and Sub-Leases. Anyone occupying the Premises who is not a signer to the original Lease or a valid Sub-Lease Agreement will be considered a trespasser. The sublet is required to pay a security deposit equal to the amount allocated to the tenant who is vacating. Security deposit money must pass through landlord. Resident shall pay a \$250.00 fee for unauthorized subleasing, without affecting the Landlord's right to proceed against the tenant for having an unauthorized resident. If any signatures, payments and paperwork are missing, the Sublessee (new tenant) may not move in.

It is mutually agreed on this date between Landlord/Agent that all the rights and duties described in the original Lease with Addendums and this Sub-Lease agreement shall be transferred to Sublessee(s) for the term of the sublet agreement specified below.

1. The Sublessor (original tenant) will be released from the original lease upon completion of this form with all signatures, sublets signing of the original lease and addendums and sublet payment. All co-tenants and Sublessors (sublets) are equally responsible for all terms of the rental agreement, including the full payment of rent. All tenants and sublets are held jointly and severally responsible.
2. The Sub-lessee (new tenant or sublet) has read and agreed to the terms of the original lease, Addendum A, Bed Bug Addendum, Lead Disclosure and Lead Brochure and examined the bedroom, kitchen, bathroom, entire unit including common spaces for any damages and cleaning.
3. The Sublessor (original tenant) moving out will receive his/her security deposit within 21 days from sublet start date.
4. The remaining Original Tenants have met the Sublessee (sublet) and agree to live with this person.
5. The Sublessee (sublet) and Sublessor (original tenant) will communicate and coordinate the date of move, keys and utility payment arrangements with the remaining tenants.

Address of Rental Unit _____
Term of Original Lease _____ to (beginning & ending dates) _____
Term of Sublease _____ to (beginning & ending dates) _____

Sublessor / (Original Tenant):

Name _____ phone _____ Email _____
Signature _____ Date _____

(Original Tenant #2): (print name, cell phone and email)

Name _____ phone _____ Email _____
Signature _____ Date _____

(Original Tenant #3): (print name, cell phone and email)

Name _____ phone _____ Email _____
Signature _____ Date _____

Sublessee / (Sublet): (print name, cell phone and email)

Name _____ phone _____ Email _____
Signature _____ Date _____

Landlord

_____ Date _____