

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. No existing tenant (Leasee) will be released, by admittance of Sub-Lessees to the Premises, from obligations set forth in the original lease. 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, the Sub-Lease Agreement must be signed by all other original tenants sub-lessees, and Landlord to be valid. A \$100 fee 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 security deposit paid by the original Resident shall be held by Landlord for the full term of the original Lease. No other security deposit shall be accepted by 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) shall remain liable under the original lease. 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 not receive his/her security deposit until the Sublessee (new tenant) has fulfilled the terms of the Lease and Addendum A. Security deposits will be returned within 21 days as per state law at the end of the original lease term.
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 _____