

# Sublease Agreement

**THIS AGREEMENT** is entered into on \_\_\_\_\_, 20\_\_\_\_, by and between the following Sublandlord(s) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ and the following Subtenant(s), jointly and severally: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

**1. PREMISES:** Sublandlord hereby leases to Subtenant the following residential Premises: \_\_\_\_\_.

**2. TERM:** The term of this agreement begins on \_\_\_\_\_, 20\_\_\_\_, and ends on \_\_\_\_\_, 20\_\_\_\_.

**3. RENT:** Subtenant shall pay Rent in the sum of \$\_\_\_\_\_ per month, payable in advance on the first day of each month. Rent is to be paid to:

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_

**4. SECURITY DEPOSIT:** Subtenant shall pay the sum of \$\_\_\_\_\_ on or before \_\_\_\_\_, 20\_\_\_\_ as a Security Deposit to secure Subtenant's performance of the terms of this Agreement, including payment of rent, late fees, and utilities, and return of the Premises in good condition. The Security Deposit is to be paid to:

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_

At the termination of this Agreement, the Security Deposit less and deductions as itemized in writing will be refunded to Subtenant by the following person(s): \_\_\_\_\_  
\_\_\_\_\_. The forwarding address to which Subtenant's refund is to be sent is \_\_\_\_\_.

**5. UTILITIES:** Subtenant agrees to pay for the following utilities during the term of this Agreement: \_\_\_\_\_.

**6. FURNISHINGS:** The premises are leased with the following furnishings: \_\_\_\_\_.

**7. ORIGINAL LEASE BINDING:** Subtenant agrees to be bound by the terms of the Original Lease for the Premises, which was executed on \_\_\_\_\_, 20\_\_\_\_, between Sublandlord/Original Tenant and \_\_\_\_\_, Original Landlord. Sublandlord agrees to provide Subtenant a copy of the Original Lease upon request.

**8. CONSENT:** If the Original Lease requires the Original Landlord's consent to sublease, this Agreement shall not take effect until such consent is obtained. If Original Landlord charges a subleasing fee, this fee will be paid by \_\_\_\_\_.

**9. DAMAGES:** Subtenant is liable for all damages to the premises or furnishings caused by negligence or abuse by Subtenant or Subtenant’s guests. Subtenant agrees to indemnify and hold harmless Sublandlord for any loss Sublandlord may suffer by virtue of Subtenant’s breach of this Agreement or Subtenant’s breach of applicable terms of the Original Lease.

**10. CONDITION AT MOVE-OUT:** Upon moving out, Subtenant agrees to leave the premises in a clean, sanitary, and undamaged condition, and to remove all trash and rubbish.

**11. SUBLANDLORD’S ADDRESS:** The person residing in Indiana who is authorized to receive notices and demands on behalf of the Sublandlord is:

**NAME** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**12. ADDITIONAL PROVISIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SUBLANDLORD(S)**

**SUBTENANT(S)**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

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Signature Date

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Signature Date

\_\_\_\_\_  
Signature Date

**NOTE:** *For the protection of all parties, it is recommended that upon move-in and move-out the parties jointly perform an inspection of the Premises, including photographing the entire Premises and recording the condition of the Premises in writing in the presence of witnesses. It is also recommended that Subtenant obtain renter’s insurance for Subtenant’s personal property kept on the Premises.*

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