

SUBLEASE AGREEMENT

This Sublease Agreement ("Agreement") is made and entered into on [DATE], by and between:

Sublessor (Original Tenant): [SUBLESSOR NAME], residing at [SUBLESSOR ADDRESS]

and

Subtenant: [SUBTENANT NAME], residing at [SUBTENANT ADDRESS]

Collectively referred to as the "Parties."

1. Premises

The Sublessor agrees to sublease to the Subtenant, and the Subtenant agrees to lease from the Sublessor, the premises located at:

[FULL PROPERTY ADDRESS, INCLUDING UNIT/APARTMENT NUMBER]

This sublease covers [ENTIRE PREMISES / A PORTION OF THE PREMISES, DESCRIBE PORTION IF APPLICABLE] (the "Premises").

2. Master Lease

The Sublessor holds the Premises under a lease agreement dated [ORIGINAL LEASE DATE] with [LANDLORD NAME] ("Landlord") (the "Master Lease"). The Sublessor represents that:

1. A copy of the Master Lease has been provided to the Subtenant.
2. This Sublease is subject to all terms and conditions of the Master Lease.
3. Written consent from the Landlord [HAS BEEN / HAS NOT BEEN] obtained for this Sublease, attached as Exhibit A, where required by law or the Master Lease.

3. Term

This Sublease shall begin on [START DATE] and end on [END DATE] (the "Term"), unless terminated earlier in accordance with this Agreement. This Sublease shall not extend beyond the expiration date of the Master Lease, which is [MASTER LEASE END DATE].

4. Rent

1. The Subtenant agrees to pay monthly rent of \$[MONTHLY RENT AMOUNT], due on the [DAY OF MONTH] of each month.
2. Rent shall be paid to [SUBLESSOR NAME] via [PAYMENT METHOD].

3. A late fee of \$[LATE FEE AMOUNT] will apply if rent is not received within [NUMBER] days of the due date.

5. Security Deposit

The Subtenant shall pay a security deposit of \$[SECURITY DEPOSIT AMOUNT] upon signing this Agreement. The deposit will be held by the Sublessor and returned within [NUMBER] days after the end of the Term, less any deductions for damages beyond normal wear and tear, unpaid rent, or other amounts owed under this Agreement.

6. Use of Premises

The Premises shall be used solely for [RESIDENTIAL / COMMERCIAL] purposes and shall not be used for any illegal purpose. The Subtenant shall not further sublease the Premises without prior written consent from both the Sublessor and the Landlord.

7. Condition of Premises

The Subtenant acknowledges that the Premises are received in good condition, ordinary wear and tear excepted. Any existing damage should be noted on the attached Move-In Condition Checklist (Exhibit B).

8. Utilities and Services

The following utilities and services shall be the responsibility of:

Utility/Service	Responsible Party
Electricity	[SUBLESSOR/SUBTENANT]
Water	[SUBLESSOR/SUBTENANT]
Gas	[SUBLESSOR/SUBTENANT]
Internet	[SUBLESSOR/SUBTENANT]
Trash	[SUBLESSOR/SUBTENANT]

9. Maintenance and Repairs

The Subtenant agrees to maintain the Premises in a clean and sanitary condition and to promptly notify the Sublessor of any needed repairs. The Sublessor remains responsible for ensuring compliance with the Master Lease regarding major repairs, subject to the Landlord's obligations.

10. Alterations

The Subtenant shall not make any alterations, additions, or improvements to the Premises without prior written consent from the Sublessor and, where required, the Landlord.

11. Compliance with Master Lease and Law

The Subtenant agrees to comply with all terms of the Master Lease, as well as all applicable federal, state, and local laws, including any applicable New York State and New York City housing codes and regulations.

12. Default and Termination

1. If the Subtenant fails to pay rent or breaches any term of this Agreement, the Sublessor may terminate this Sublease upon [NUMBER] days' written notice, subject to applicable law.
2. If the Master Lease is terminated for any reason, this Sublease shall terminate automatically on the same date.

13. Indemnification

The Subtenant agrees to indemnify and hold harmless the Sublessor from any claims, damages, or liabilities arising from the Subtenant's use of the Premises, except where caused by the Sublessor's negligence or willful misconduct.

14. Insurance

The Subtenant is encouraged to obtain renter's insurance to cover personal property and liability during the Term of this Sublease.

15. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of New York, without regard to its conflict of law provisions.

16. Entire Agreement

This Agreement, including any attached exhibits, constitutes the entire agreement between the Parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

17. Amendments

Any amendment to this Agreement must be made in writing and signed by both Parties.

18. Notices

All notices under this Agreement shall be delivered in writing to the addresses listed above, or to such other address as either Party may designate in writing.

SIGNATURES

By signing below, the Parties agree to the terms and conditions set forth in this Sublease Agreement.

Sublessor:

Signature: _____ Printed Name: [SUBLESSOR NAME] Date: [DATE]

Subtenant:

Signature: _____ Printed Name: [SUBTENANT NAME] Date: [DATE]

Landlord (if consent required):

Signature: _____ Printed Name: [LANDLORD NAME] Date: [DATE]

Exhibit A: Landlord's Written Consent (if applicable)

[ATTACH LANDLORD CONSENT DOCUMENT HERE]

Exhibit B: Move-In Condition Checklist

Room/Area	Condition Notes
[ROOM NAME]	[CONDITION DESCRIPTION]
[ROOM NAME]	[CONDITION DESCRIPTION]
[ROOM NAME]	[CONDITION DESCRIPTION]