Sublease Agreement Texas

This **Sublease Agreement** (“***Agreement***”) is made and entered into as of _____ ("***Effective Date***"), by and between the parties below:

Sublessor

_____

_____ _____

_____ _____ _____ _____

_____ _____

Sublessee

_____

_____ _____

_____ _____ _____ _____

_____ _____

Sublessor and Sublessee may be referred to individually as a “***Party***” and collectively as the “***Parties.***”

1. Premises

Sublessor hereby subleases to Sublessee the real property located at:

_____ _____ _____ _____ _____ _____

(the “***Premises***”).

The Premises are part of a property leased by Sublessor under a primary lease agreement (“***Master Lease***”) with the property owner or landlord (“***Landlord***”).

2. Term

The sublease shall begin on _____ and end on _____ (“***Term***”), unless terminated earlier in accordance with this Agreement or the Master Lease.

The Term of this Agreement shall not extend beyond the term of the Master Lease.

3. Rent

Sublessee agrees to pay Sublessor rent in the amount of $_____ per month, due on the _____ of each month. Payments shall be made to _____.

Any late payments may be subject to a late fee of $_____ or _____ % of the overdue amount, if permitted by applicable law.

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4. Security Deposit

Sublessee shall pay a security deposit of $ _____ prior to occupancy.

The security deposit shall be held by Sublessor and may be used to cover unpaid rent, damages beyond normal wear and tear, or other obligations under this Agreement.

The deposit, less any lawful deductions, shall be returned within a reasonable period following the end of the Term, in accordance with applicable Texas law.

5. Relationship to Master Lease

This Agreement is subject to all terms and conditions of the Master Lease.

Sublessee agrees to comply with all applicable provisions of the Master Lease, including but not limited to:

- Use restrictions
- Maintenance obligations
- Rules and regulations imposed by the Landlord
- Sublessor shall provide Sublessee with a copy of the Master Lease upon request.

In the event of any conflict between this Agreement and the Master Lease, the Master Lease shall control.

6. Use of Premises

The Premises shall be used solely for residential purposes by Sublessee and any approved occupants.

Sublessee shall not:

- Use the Premises for unlawful purposes
- Engage in activities that disturb neighbors or violate applicable laws
- Sublease or assign this Agreement without prior written consent of Sublessor and, where required, the Landlord

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7. Utilities and Services

Responsibility for utilities and services shall be allocated as follows:

Sublessee agrees to maintain any utilities in good standing during the Term.

8. Maintenance and Repairs

Sublessee shall:

- Maintain the Premises in a clean and sanitary condition
- Promptly notify Sublessor of any needed repairs
- Be responsible for damages caused by misuse or negligence

Sublessor remains responsible for obligations under the Master Lease unless otherwise agreed in writing.

9. Entry and Inspection

Sublessor may enter the Premises upon reasonable notice to:

- Inspect the condition of the Premises
- Make necessary repairs
- Show the Premises to prospective tenants or buyers

Emergency entry may occur without prior notice where necessary.

10. Default

A Party shall be considered in default if they fail to fulfill any material obligation under this Agreement, including:

- Failure to pay rent
- Violation of use restrictions
- Breach of the Master Lease terms

Upon default, the non-defaulting Party may provide written notice specifying the breach and a reasonable period to cure. If the breach is not cured, the non-defaulting Party may pursue remedies permitted under this Agreement and applicable law.

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11. Termination

This Agreement may be terminated:

- By mutual written agreement of the Parties
- Upon expiration of the Term
- If the Master Lease is terminated
- By either Party for material breach, after notice and failure to cure

Upon termination, Sublessee shall vacate the Premises and return possession in good condition, subject to normal wear and tear.

12. Liability and Indemnification

Sublessee shall be responsible for their conduct and that of any occupants or guests.

Sublessee agrees to hold Sublessor harmless from claims, damages, or losses arising from Sublessee's use of the Premises, except where caused by Sublessor's own actions or negligence.

13. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Texas.

14. Notices

Any notice required under this Agreement shall be in writing and delivered by:

- Personal delivery
- Certified mail
- Recognized courier service
- Electronic communication (if acknowledged by the receiving Party)

Notices shall be sent to the addresses listed above unless updated in writing.

15. Entire Agreement

This Agreement constitutes the entire understanding between the Parties regarding the sublease of the Premises and supersedes all prior discussions or agreements.

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16. Amendments

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

17. Acknowledgment

By signing below, the Parties acknowledge that they have read and understood this Agreement and agree to be bound by its terms.

Sublessor

Name

Date

Signature

Sublessee

Name

Date

Signature

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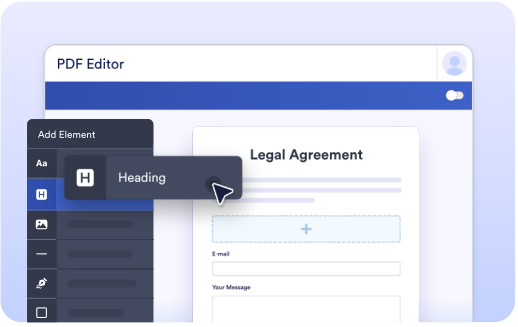
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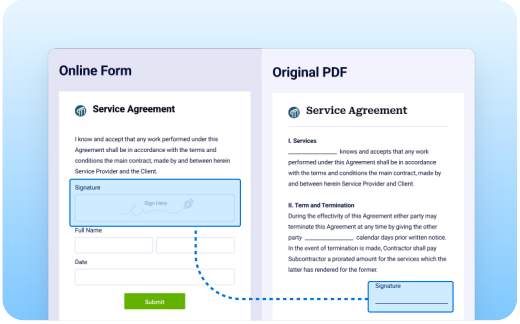
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