

# Sublet Contract

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This **Sublet Contract** ("**Contract**") is entered into on \_\_\_\_\_ ("**Effective Date**") by and between the following parties:

**Sublessor**

**Subtenant**

The Sublessor and the Subtenant may be referred to individually as a "**Party**" and collectively as the "**Parties**."

**WHEREAS**, the Sublessor is the lawful tenant of the residential property located at \_\_\_\_\_ (the "**Property**") pursuant to a lease agreement with the property owner or landlord;

**WHEREAS**, the Sublessor desires to sublet the Property, or a portion thereof, to the Subtenant for a temporary period;

**WHEREAS**, the Subtenant wishes to occupy the Property subject to the terms and conditions set forth in this Contract;

**NOW, THEREFORE**, in consideration of the mutual promises and obligations contained herein, the Parties agree as follows:

## 1. Property

The Sublessor hereby sublets to the Subtenant the following premises:

\_\_\_\_\_.

The Property shall be used solely for residential purposes and for no other purpose without the prior written consent of the Sublessor and any required approval from the landlord.

## 2. Term

The subletting period shall commence on \_\_\_\_\_ and shall terminate on \_\_\_\_\_, unless terminated earlier in accordance with this Contract.

The Subtenant shall vacate and return possession of the Property no later than the expiration date stated above unless the Parties agree in writing to extend the subletting period.

## 3. Rent

The Subtenant shall pay rent in the amount set forth below:

Description	Amount
Monthly Rent	
Payment Due Date	
Payment Method	

Rent shall be paid without deduction, offset, or withholding unless otherwise required by law.

## 4. Security Deposit

The Subtenant shall provide a security deposit in the amount of \_\_\_\_\_ prior to taking possession of the Property.

The security deposit may be applied toward unpaid rent, repair of damages beyond ordinary wear and tear, cleaning costs, or any other amounts owed by the Subtenant under this Contract. Any remaining balance shall be returned to the Subtenant within a reasonable period following the termination of occupancy and inspection of the Property.

## 5. Compliance with Master Lease

The Subtenant acknowledges that the Property is subject to an existing lease agreement between the Sublessor and the landlord ("**Master Lease**").

The Subtenant agrees to comply with all applicable obligations, restrictions, rules, and occupancy requirements contained in the Master Lease to the extent they apply to the Subtenant's occupancy and use of the Property. The Sublessor remains responsible to the landlord under the Master Lease unless otherwise agreed by the landlord in writing.

## 6. Utilities and Services

Responsibility for utilities and services shall be allocated as follows:

Utility or Service	Responsible Party
Electricity	
Water	
Gas	
Internet	
Trash Collection	
Other	

The Subtenant shall promptly pay all charges for utilities and services for which the Subtenant is responsible.

## 7. Condition of Property

The Subtenant acknowledges that the Property has been inspected and accepted in its current condition, except for any conditions specifically documented in writing before occupancy begins.

The Subtenant shall maintain the Property in a clean, safe, and sanitary condition throughout the term of this Contract.

## 8. Maintenance and Repairs

The Subtenant shall promptly notify the Sublessor of any damage, maintenance issue, defect, or condition requiring repair.

The Subtenant shall be responsible for damage caused by the Subtenant, occupants, guests, pets, or invitees beyond normal wear and tear.

The Subtenant shall not make alterations, improvements, or structural changes to the Property without prior written approval from the Sublessor and any required approval from the landlord.

## 9. Occupancy and Guests

The Property shall be occupied only by the following authorized occupants:

The Subtenant shall not permit occupancy by additional persons beyond reasonable guest visits without the prior written consent of the Sublessor.

The Subtenant shall be responsible for the conduct of all occupants and guests present at the Property.

## 10. Prohibited Activities

The Subtenant shall not:

- Use the Property for unlawful purposes;
- Engage in activities that create a nuisance or interfere with neighboring occupants;
- Cause excessive damage to the Property;
- Violate building rules, community regulations, or obligations under the Master Lease;
- Further sublet, assign, license, or transfer occupancy rights without prior written consent.

## 11. Entry and Inspection

The Sublessor may enter the Property upon reasonable notice for purposes including inspection, maintenance, repairs, showing the Property to prospective tenants or purchasers, or addressing emergencies.

In emergency situations, entry may occur without prior notice when reasonably necessary to protect persons or property.

## 12. Insurance

The Subtenant is encouraged to obtain renter's insurance covering personal property, liability risks, and other potential losses.

The Sublessor shall not be responsible for loss, theft, or damage to the Subtenant's personal belongings except to the extent caused by the Sublessor's intentional misconduct or negligence.

### **13. Default**

A Party shall be in default if that Party materially breaches any obligation under this Contract and fails to remedy the breach within a reasonable period after receiving written notice.

Upon default, the non-breaching Party may pursue any rights or remedies available under this Contract or applicable law.

### **14. Termination**

This Contract may be terminated before its scheduled expiration:

- (a) by mutual written agreement of the Parties;
- (b) by either Party upon a material breach by the other Party that remains uncured after written notice and a reasonable opportunity to cure;
- (c) if continued occupancy becomes unlawful or impossible due to circumstances beyond the reasonable control of the Parties;
- (d) as otherwise permitted by applicable law.

Upon termination, the Subtenant shall promptly vacate the Property, remove personal belongings, return all keys, access devices, and property belonging to the Sublessor, and satisfy any outstanding obligations under this Contract.

Any provisions that by their nature should survive termination, including obligations relating to unpaid amounts, property damage, indemnification, and dispute resolution, shall remain in effect.

### **15. Indemnification**

The Subtenant shall be responsible for claims, losses, damages, liabilities, and expenses arising from the Subtenant's use or occupancy of the Property, except to the extent caused by the negligence or wrongful conduct of the Sublessor.

### **16. Notices**

Any notice required under this Contract shall be in writing and delivered personally, by mail, courier service, or electronic communication to the contact information designated by the receiving Party. Notice shall be deemed received when delivered or when confirmation of transmission is obtained.

## 17. Governing Law and Dispute Resolution

This Contract shall be governed by and interpreted in accordance with the laws of the jurisdiction in which the Property is located, without regard to conflict of law principles.

The Parties shall attempt in good faith to resolve disputes through discussion and negotiation before commencing formal legal proceedings.

## 18. Entire Agreement

This Contract constitutes the entire agreement between the Parties concerning the subletting arrangement and supersedes all prior discussions, negotiations, understandings, or representations relating to its subject matter.

## 19. Amendments

Any amendment or modification of this Contract must be made in writing and signed by both Parties.

## 20. Severability

If any provision of this Contract is determined to be invalid or unenforceable, the remaining provisions shall continue in full force and effect to the maximum extent permitted by law.

## 21. Electronic Signatures

The Parties agree that electronic signatures and electronic records may be used to execute and administer this Contract and shall have the same effect as original handwritten signatures to the extent permitted by applicable law.

## Signatures

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

**Sublessor**

**Name**

**Date**

**Signature**

**Subtenant**

**Name**

**Date**

**Signature**

\_\_\_\_\_

\_\_\_\_\_



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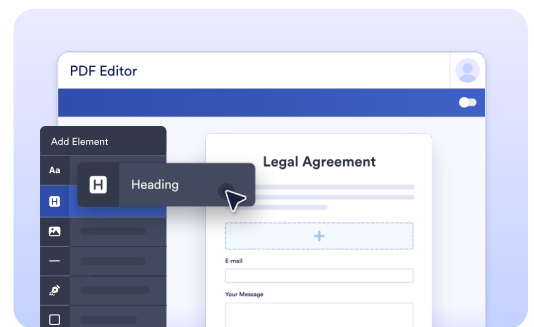
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