SUBLEASE AGREEMENT

This Sublease Agreement (this "Sublease") is made between the Sublessor and the Subtenant named below and is governed by the law of the State of _____.

Sublessor (the tenant who is subletting): _____, notice address _____, email _____.

Subtenant (the new occupant): _____, email _____. Other occupants: _____.

Landlord (under the original lease): _____, notice address _____.

1. THE HOME AND THE MASTER LEASE

Premises: _____, Unit _____ (the "Premises").

The Subtenant rents (check one): [ ] the whole Premises, together with _____ (parking, storage or extras); [ ] the room described as _____ (the "Room"), with shared use of _____. Other bedrooms are private to the people who live in them.

The Sublessor rents the Premises under a lease with the Landlord dated _____ that ends on _____ (the "Master Lease"). A copy of the Master Lease is attached, or will be given to the Subtenant before move-in. The Sublessor may black out only its own rent and deposit amounts.

This is a sublease, not an assignment. The Sublessor confirms that the Premises are not public housing and are not rented with a Housing Choice Voucher (Section 8) or under any other program that forbids subletting.

2. TERM

This Sublease begins on _____ and (check one): [ ] ends at 11:59 p.m. on _____; [ ] continues month to month until either side gives at least _____ days' written notice. It can never last longer than the Master Lease, and it gives the Subtenant no right to renew.

3. MASTER LEASE TERMS BIND THE SUBTENANT

The terms of the Master Lease are part of this Sublease, except for the rent and deposit amounts and any term this Sublease changes. The Subtenant will follow every rule in the Master Lease and will not do anything that would put the Sublessor in breach of it. If the two conflict, the stricter rule controls.

The Subtenant may not sublet, assign or rent out any part of the Premises, including through short-term rental platforms.

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4. LANDLORD CONSENT

(Check one): [ ] The Landlord consents by signing below, and this Sublease takes effect only when the Landlord signs. [ ] The Landlord consented in writing on _____; a copy is attached. [ ] The Master Lease permits this Sublease without separate consent. [ ] Consent is still needed: the Subtenant will not move in and no rent is due until the Landlord consents in writing, and either side may cancel and get a full refund within 7 days if consent is refused or not given by the move-in date.

Note: Texas law bars subletting without the landlord's prior consent. In New York buildings with four or more units, request consent by certified mail under Real Property Law section 226-b.

5. RENT

The Subtenant will pay rent of $_____ per month, in advance, due on the _____ of each month, to (check one): [ ] the Sublessor; [ ] the Landlord directly, on the Sublessor's behalf, which does not make the Subtenant a tenant of the Landlord. Rent may be paid by _____.

A first partial month is prorated by the day. If rent is not received within _____ days after the due date, the Subtenant will pay a late fee of $_____, but no more than state law allows.

6. SECURITY DEPOSIT

On signing, the Subtenant will pay the Sublessor a security deposit of $_____, separate from any deposit the Sublessor paid the Landlord. The Sublessor may use it only for unpaid rent and utilities, damage beyond normal wear and tear, missing inventory items and needed cleaning, and will return it, less lawful deductions listed in writing, within the time state law requires. The deposit is not last month's rent.

7. SUBLESSOR'S CONTINUING DUTIES

The Sublessor stays fully responsible to the Landlord under the Master Lease. The Sublessor will keep the Master Lease in effect, forward any Landlord notice that affects the Subtenant within 3 days, and pass on repair requests promptly. The Subtenant will repay the Sublessor for any charge the Sublessor incurs because of the Subtenant's or its guests' conduct.

8. FURNISHINGS, CONDITION AND UTILITIES

The space is (check one): [ ] unfurnished; [ ] partly furnished; [ ] fully furnished. Included items and their condition: _____. The Subtenant will return them in the same condition, apart from normal wear and tear.

The Sublessor and the Subtenant will walk through the Premises before move-in, sign a condition checklist and take dated photos.

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Utilities (check one): [ ] all included in the rent; [ ] the Subtenant pays _____; [ ] the Subtenant pays _____ percent of the bills for _____, within 10 days after receiving a copy.

9. HOUSE RULES

Pets: [ ] none, except assistance animals the law requires the Landlord to allow; [ ] only this pet: _____. Smoking and vaping: [ ] not allowed anywhere; [ ] outdoors only, where allowed; [ ] as the Master Lease allows. Overnight guests: no more than _____ nights a month, and never more than the Master Lease allows.

Renters insurance: [ ] required for the whole term; [ ] not required. No alterations or lock changes without written permission. The Sublessor may enter with at least 24 hours' notice for a good reason, or without notice in an emergency.

10. MOVE-OUT AND EARLY END

At the end of this Sublease the Subtenant will remove its belongings, return all keys, and leave the space clean and in the condition recorded at move-in, apart from normal wear and tear. Staying past the end without permission costs the daily rent plus any charges the Landlord imposes.

If the Master Lease ends early, this Sublease ends too, and the Sublessor will refund prepaid rent within 14 days. The Subtenant (check one): [ ] may not leave early except as the law allows; [ ] may leave early with _____ days' written notice. The Sublessor may end this Sublease for default only through the court process the law requires.

11. GENERAL TERMS

This Sublease, its exhibits and any Landlord's Consent are the whole agreement and can be changed only in a signed writing. If any part is unenforceable, the rest still applies. Notices go to the addresses above or by email. This Sublease may be signed in counterparts and electronically.

Additional terms: _____

Note: for housing built before 1978, federal law requires the Sublessor to give a lead-based paint disclosure and the pamphlet "Protect Your Family From Lead in Your Home" before signing.

SIGNATURES

Sublessor

Signature: _____ Date: _____

Printed Name: _____

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Subtenant

Signature: _____ Date: _____

Printed Name: _____

Landlord (consent)

Signature: _____ Date: _____

Printed Name: _____

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