



# SUBLEASE AGREEMENT



1. **AGREEMENT DATE:** This sublease is made on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ between \_\_\_\_\_ Lessee, and \_\_\_\_\_ Sublessee.

2. **DESCRIPTION OF PREMISES:** Lessee leases to Sublessee the following premises: \_\_\_\_\_ for the term beginning \_\_\_\_\_ and ending \_\_\_\_\_

3. **RENTAL RATE:** Sublessee agrees to pay rent at the rate of \$ \_\_\_\_\_ per month in advance, beginning \_\_\_\_\_ and payable to Lessee/Lessor (strike one) on or before the \_\_\_\_\_ day of each month, leaving a balance of \$ \_\_\_\_\_ to be paid each month by the Lessee to Lessor.

4. **SECURITY DEPOSIT:** (Check and complete either paragraph "a" or "b")

a.  The Sublessee agrees to pay the Lessee the sum of \$ \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, which shall reimburse Lessee for an equal portion of the Security Deposit paid by him/her to the Lessor. Lessee assigns his/her interest in said portion of the Security Deposit to Sublessee and shall provide Lessor with written notification of this assignment.

b.  The Sublessee agrees to pay the Lessee the sum of \$ \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, as a Security Deposit. The Lessee shall hold this deposit through the term of the sublease, and return it less amounts withheld as permitted by law. The Security Deposit shall be deposited at \_\_\_\_\_

and will not be used for any purposes other than those provided for in the Security Deposit Act of Michigan, P.A. 1972, No. 348.

5. **UTILITIES:** The Sublessee shall pay all bills on the following utilities: \_\_\_\_\_ commencing on the starting date of this sublease.

6. **JOINT AND SEVERAL OBLIGATION:** If said premises are sublet as a rental unit to more than one Sublessee, each Sublessee is jointly and severally (individually) responsible for the total rent agreed to in this sublease.

7. **"NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth In Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer, tenants union advisor, or other qualified person."**

8. **ORIGINAL LEASE:** Sublessee shall abide by the terms of the lease between the Lessee, \_\_\_\_\_ and the Lessor, \_\_\_\_\_ attached hereto and made a part of this Sublease Agreement. If the original lease is not attached, Sublessee shall affix his or her initials here: \_\_\_\_\_

9. **TENANT'S FURNISHINGS:** The Sublessee agrees that the Lessee may leave the following items on the premises: \_\_\_\_\_

The Sublessee is liable for damage or loss of the above described property caused by the Sublessee' negligence.

**YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN 4 DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.**

**IF YOU HAVE GIVEN THE SECURITY DEPOSIT TO A TENANT IN EXCHANGE FOR AN ASSIGNMENT AS SET FORTH IN PARAGRAPH 4(a), THEN YOU MUST NOTIFY THE LANDLORD WITHIN FOR (4) DAYS REGARDING YOUR FOWARDING ADDRESS. IF, ON THE OTHER HAND, YOU HAVE GIVEN A SECURITY DEPOSIT TO A TENANT AS SET FORTH IN PARAGRAPH 4(b), THEN YOU MUST GIVE NOTICE OF YOUR FORWARDING ADDRESS WITHIN FOUR (4) DAYS TO THAT TENANT.**

10. **LESSOR'S CONSENT:** (USE ONLY IF REQUIRED BY ORIGINAL LEASE)

Print Lessor's name: \_\_\_\_\_

Lessor's signature: \_\_\_\_\_

is aware of and consents to this Sublease Agreement provided that such consent shall not act to release or discharge the Lessee from his or her obligations under the terms of the primary Lease Agreement unless Lessor has otherwise specifically agreed in writing.

LESSEE(s): \_\_\_\_\_

LESSEE(s) PERMANANT ADDRESS: \_\_\_\_\_

SUBLESEE(s): \_\_\_\_\_

SUBLESEE(s) PERMANENT ADDRESS: \_\_\_\_\_

The Washtenaw Area Apartment Association expressly disclaims any liability for the contents of this form or the manner in which it is used. The Association further disclaims liability for any changes that may be required in this form as the result of legislative enactment's or judicial decisions occurring after said form was printed. This form is also limited to use by members of the Association. In the event an Association member is dissatisfied with said form, his or her sole remedy shall be reimbursement by the Association for the cost of said form.