MANAGEMENT SERVICES CORPORATION
Sublease Agreement

THIS AGREEMENT made this _____ day of_____, 201___, by and between _____ called RESIDENT, and _____ hereinafter called SUBTENANT, and hereinafter called LANDLORD.

By the Lease Agreement entered into on _____ between RESIDENT and LANDLORD, RESIDENT agreed to lease the premises known as _____ for a ***current*** lease term of (begin date) _____ (end date) _____ and/or the ***renewal*** lease term of (begin date) _____ (end date) _____ to perform all conditions and terms set forth in the aforementioned lease agreement.

RESIDENT now wishes to vacate the premises and to allow SUBTENANT to occupy the premises beginning on _____ and ending on _____. Since RESIDENT agreed not to sublease or assign the premises without written consent of LANDLORD, this agreement is entered into to grant such consent on the part of the LANDLORD and to bind the SUBTENANT to the terms and conditions of the original Lease Agreement. It is further agreed by ORIGINAL RESIDENT, SUBTENANT and LANDLORD, that RESIDENT and SUBTENANT are both jointly and severally liable to LANDLORD for any breach of the Lease Agreement by either party by virtue of said original Lease Agreement. Even in the event that every ORIGINAL RESIDENT on the original Lease Agreement is not subletting, (one RESIDENT in a group is subletting to one SUBTENANT) all ORIGINAL RESIDENTS and SUBTENANTS are jointly and severally liable for the full amount of the rent stipulated in the ORIGINAL RESIDENT'S Lease Agreement, as well as all applicable Lease Agreement provisions, policies and procedures. SUBTENANT acknowledges receipt of a copy of said original Lease Agreement and RESIDENT'S original defects list.

_____

(SUBTENANT SIGN HERE FOR RECEIPT OF LEASE AGREEMENT AND DEFECTS LIST).

Any unpaid balance on the RESIDENT'S original account is hereby accepted jointly and severally by both SUBTENANTS, as well as by the RESIDENTS.

LANDLORD will **not** have any involvement with the exchange of security deposit funds between RESIDENT and SUBTENANT. LANDLORD will return the security deposit, in accordance with §2 of the original Lease Agreement, to the original residents at the termination of the Lease Agreement.

RESIDENT agrees to deliver to the SUBTENANT the premises in the condition described in §13 of original Lease Agreement less any defects which were submitted to the LANDLORD in the Itemized Report of Damages. SUBTENANT agrees to accept the property from RESIDENT and to perform all terms of the Lease Agreement. It is understood that LANDLORD will not clean, paint or inspect the apartment prior to SUBTENANT'S occupancy.

RESIDENT agrees to pay LANDLORD a fee of **$75.00** for this sublet as agreed in the Policies and Regulations Handbook; application fees apply. **An additional fee of $75 will be charged if sublease is completed separately.**

RESIDENT and SUBTENANT understand that there is to be no lapse in electricity coverage. If LANDLORD is billed for service connection or any power, this will be billed to the SUBTENANT. If this amount is not paid, it will be deducted from the security deposit.

RESIDENT and SUBTENANT, by signing below, acknowledge receipt of Sublease Information Sheet and agree to adhere to all the terms and provisions set forth under the original Lease Agreement, Sublease Agreement and Policies and Regulations Handbook. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

_____		_____	
Resident Signature	**Date**	**Subtenant**	**Date**
_____		_____	
Resident Signature	**Date**	**Subtenant**	**Date**
_____		_____	
Resident Signature	**Date**	**Subtenant**	**Date**
_____		_____	
Resident Signature	**Date**	**Subtenant**	**Date**

Property Manager_____ **Date:** _____

This agreement is not valid and enforced until signed by all Residents, Subtenants, and Property Manager.

Si usted no entiende Inglés, entonces usted debe encontrar alguien traducir este documento para usted. Muchas Gracias