

SUBLEASE AGREEMENT
(This Agreement creates legally binding obligations)

THIS SUBLEASE AGREEMENT ("Agreement") is made this _____ day of _____, 20____, by and between SUBLESSOR(S) listed below and SUBLESSEE(S) listed below hereinafter referred to, jointly and severally, as SUBLESSOR and SUBLESSEE.

The SUBLESSOR(S) is/are the same person(s)
on the original Lease Agreement

The SUBLESSEE(S) is/are the following
person(s) and no others

The original LANDLORD continues to be **Varsity Properties** and the TENANT continues to be the individuals on the original signed lease agreement herein called SUBLESSOR.

The SUBLESSOR hereby leases and the SUBLESSEE hereby rents the residential premises identified below to be occupied and used only as a private dwelling by the SUBLESSEE on the terms and conditions contained in this Agreement.

Address: _____

City: Bloomington, Indiana

The SUBLESSEE understands and agrees that all persons signing this Agreement are held jointly and severally liable for breach of this Agreement, which means that each SUBLESSEE named above may be held responsible for the acts and omissions of the other SUBLESSEES (and their guests) signing this Agreement. "Jointly and severally liable" is a legally binding phrase which means that, among other obligations, EACH SUBLESSEE IS LEGALLY RESPONSIBLE TO EACH SUBLESSOR FOR PAYING ANY PORTION OF THE RENT OR DAMAGES LEFT UNPAID BY ANY AND ALL SUBLESSEES WHO FAIL TO PAY ANY OBLIGATION STATED HEREIN.

AGREEMENT: SUBLESSEE agrees to sublease from SUBLESSOR the premises denoted above upon the same terms as contained in the original Lease Agreement made by and between Varsity Properties, or its successors, and the SUBLESSOR which original Lease Agreement is dated _____, 20____. SUBLESSEE shall be bound by ALL of the same terms, responsibilities, rights, privileges, and duties of the Original Lease Agreement (including Addendums) and Rules and Regulations, both of which are entered and incorporated by reference into this Sublease Agreement, as well as any additional Rules and Regulations hereafter enacted. The term, rent, and deposit amounts are mutually agreed upon by SUBLESSOR and SUBLESSEE.

TERM: This sublease term shall begin on the _____ day of _____, 20____, and shall end on the _____ day of _____, 20____. Monthly rent shall be prorated on a daily basis (divided by 30 days) when a complete month (less than 30 days) is not part of the term.

RENT: Regardless of the amount of rent collected by the SUBLESSOR, the original LANDLORD is entitled to the exact amount specified in the original Lease Agreement and the LANDLORD is to be paid that amount in advance at the office of the original LANDLORD on the first of each month.

The rent for the SUBLESSEE shall be the total amount of \$_____ during the term of the sublease. This amount is payable in advance in equal monthly installments of \$_____ per month, prorated on a daily basis if necessary.

Rent is to be paid by one check in advance on or before the _____ day of the month. Payment is to be received at the SUBLESSOR'S address listed below:

Name: _____

Address: _____

Telephone(s): _____

Late fees and other penalties and enforcement agreements in the original Lease Agreement carry over to this Agreement and to the SUBLESSEE under the same terms and conditions as described in the original Lease Agreement.

SECURITY DEPOSIT: The SUBLESSOR hereby acknowledges that the SUBLESSEE has paid a security deposit of _____ Dollars (\$_____). This security deposit is not rent. The security deposit is to be held without payment of interest and retained or returned pursuant to the terms of the original Lease Agreement. This security deposit shall secure the SUBLESSEE'S performance of the terms of this Agreement and that of the original Lease Agreement.

ADMINISTRATION FEE: The parties hereto acknowledge that they must have the written consent of the original LANDLORD to sublet the premises. The SUBLESSOR agrees to pay an administrative fee in the amount of \$ 50.00 per sublease for subletting permission and for any extra administration associated with the required move-in and move-out inspections as agreed upon in the original Lease Agreement. This Agreement shall be of no force or effect without the original LANDLORD'S written consent.

LIABILITY: The SUBLESSEE agrees to indemnify and to hold SUBLESSOR harmless from any responsibilities which SUBLESSOR may incur as a result of this Agreement or of SUBLESSEE'S occupancy of the leased premises. This does not free or release SUBLESSOR'S responsibility for the leased premises to the original LANDLORD.

SUBLET: The SUBLESSEE shall not assign this Agreement or further sublet the premises without the written consent of the SUBLESSOR and the original LANDLORD.

ORIGINAL CONDITIONS: Nothing contained herein shall change or modify the duties and obligations of the SUBLESSOR contained per the terms and conditions of the original Lease Agreement with the original LANDLORD. Both SUBLESSOR and SUBLESSEE acknowledge that they have read the terms and conditions of the original Lease Agreement and agree to all provisions therein contained.

TOTAL AGREEMENT: The SUBLESSOR and SUBLESSEE agree that this instrument, which they each understand and sign, embodies their total and complete agreement regarding the terms and conditions of this sublease Agreement.

Witness the signatures of the parties hereto this ____ day of _____, 20_____.

<u>SUBLESSOR (sign legal name)</u>	<u>Home Address</u>	<u>Date Signed</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

UNIT # _____ PHONE _____ AMOUNT OWED _____ DATE _____

_____ Garbage disposal/Dishwasher

_____ Washer/Dryer - lint filter (clean after every use)

_____ Water shut-off

_____ Electric shut-off

_____ Maintenance - \$25/call during office hours; \$50/ call after hours

Unit Description

EXTERIOR

ENTRY

KITCHEN

LR/DR

PATIO

HALL/CLOSET

HALF BATH

BATH - UP

BR #1 - HEAD STRS/LEFT

BR #2 - UP/RIGHT

BR #3 - SMALL

BR #4 - DOWN

BATH - DOWN

FURNACE ROOM

OTHER

Sublessor

Date

Sublessee

Date