

SUBLEASE AGREEMENT

Premises Address: _____ Sublessor: _____

Sublessor Information:

Full Legal Name: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Sublessee Information:

Full Legal Name: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Original Lease Details:

Original Lessor: _____

Original Lease Commencement Date: _____

Original Lease Termination Date: _____

Sublease Term:

Start Date: _____ End Date: _____

Rent and Payment Terms:

Monthly Rent Amount: _____ USD

Due Date Each Month: _____

Payment Method: _____

Security Deposit:

Amount: _____ USD

Deposit Conditions and Return: _____

1. Premises

Sublessor hereby subleases to Sublessee, and Sublessee hereby takes from Sublessor, the premises described above, subject to the terms and conditions of this Agreement.

2. Term

The term of this sublease shall commence on the specified start date and shall end on the specified end date unless terminated earlier as provided herein.

3. Rent

Sublessee shall pay to Sublessor the monthly rent amount on or before the due date each month at the address specified

or as otherwise agreed in writing.

4. Security Deposit

Sublessee shall deposit the security deposit amount with Sublessor upon execution of this Agreement. The deposit shall be held to secure Sublessee's performance of all obligations and may be applied to unpaid rent or damages. The deposit shall be returned to Sublessee within a reasonable time after the end of the Term, less lawful deductions.

5. Use of Premises

The Premises shall be used solely for residential purposes and in compliance with all applicable laws, ordinances, and regulations. Sublessee shall not commit waste or nuisance and shall maintain the Premises in a clean and safe condition.

6. Original Lease

This Sublease is subject and subordinate to the terms and conditions of the original lease between Original Lessor and Sublessor. Sublessee acknowledges receipt of a copy of the original lease and agrees to comply with all applicable provisions.

7. Maintenance and Repairs

Sublessee shall keep the Premises in good order and condition except for normal wear and tear. Sublessor shall be responsible for maintaining major structural components and systems unless damage is caused by Sublessee.

8. Utilities

Sublessee shall be responsible for payment of all utilities and services supplied to the Premises unless otherwise agreed.

9. Alterations

Sublessee shall not make any alterations, improvements, or additions to the Premises without Sublessor's prior written consent.

10. Assignment and Subletting

Sublessee shall not assign this Agreement or further sublet the Premises without Sublessor's prior written consent, which shall not be unreasonably withheld.

11. Entry by Sublessor

Sublessor may enter the Premises upon reasonable notice and at reasonable times to inspect, make repairs, or show the Premises to prospective tenants or buyers.

12. Compliance with Law

Sublessee shall comply with all applicable federal, state, and local laws, including health and safety regulations.

13. Indemnification

Sublessee shall indemnify and hold Sublessor harmless from any liabilities, damages, or claims arising from Sublessee's use or occupancy of the Premises.

14. Default

If Sublessee fails to perform any obligation under this Agreement or the original lease, Sublessor may terminate this Sublease upon proper notice and pursue all remedies available under law.

15. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas without regard to conflict of law principles.

16. Entire Agreement

This Agreement contains the entire understanding of the parties and supersedes all prior agreements. Any modifications must be in writing and signed by both parties.

17. Notices

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by nationally recognized overnight courier to the addresses stated herein or such other address as a party may provide by notice.

18. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

19. Waiver

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default.

20. Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one instrument. Electronic signatures shall be deemed valid and binding.

SUBLESSOR'S SIGNATURE

SUBLESSEE'S SIGNATURE

Signature: _____

Signature: _____

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