

# SUBLEASE AGREEMENT

Between:

**Sublessor:**

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info (Phone/Email): \_\_\_\_\_

**And**

**Sublessee:**

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info (Phone/Email): \_\_\_\_\_

**Property Details:**

Address of Premises: \_\_\_\_\_

Type of Property: \_\_\_\_\_

**Term of Sublease:**

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

**Rent and Payments:**

Monthly Rent Amount: \_\_\_\_\_ GBP

Payment Due Date Each Month: \_\_\_\_\_

Security Deposit Amount: \_\_\_\_\_ GBP

**Use of Premises:**

The Sublessee shall use the premises solely for residential purposes and shall not engage in any illegal activities or cause any nuisance or disturbance to neighbors. No alterations or improvements shall be made without prior written consent of the Sublessor.

**Maintenance and Repairs:**

The Sublessee agrees to keep the premises in a clean and sanitary condition and shall promptly report any damages or needed repairs to the Sublessor. The Sublessor shall remain responsible for major repairs unless damage is caused by the Sublessee's negligence or misuse.

**Utilities and Services:**

The Sublessee shall be responsible for payment of utilities and services unless otherwise agreed in writing. The Sublessor shall ensure all provided services are in working order at the start of the sublease term.

**Compliance with Original Lease:**

The Sublessee agrees to comply with all terms and conditions of the original lease agreement between the Sublessor and the Landlord, a copy of which is attached hereto and incorporated herein by reference. Violation may result in immediate termination of this Sublease Agreement.

**Termination:**

Either party may terminate this Sublease Agreement upon providing written notice to the other party as required by applicable law or agreed herein. Upon termination, the Sublessee shall vacate the premises and return possession to the Sublessor in good condition, reasonable wear and tear excepted.

**Default and Remedies:**

If the Sublessee fails to perform any obligations under this Agreement and does not cure such default within a reasonable period after written notice, the Sublessor may terminate this Agreement and pursue all remedies available at law or in equity, including eviction and damages.

**Indemnification:**

The Sublessee agrees to indemnify and hold harmless the Sublessor from any liabilities, claims, damages, or expenses arising from the Sublessee's use or occupancy of the premises, except to the extent caused by the Sublessor's negligence or willful misconduct.

**Governing Law and Jurisdiction:**

This Sublease Agreement shall be governed by and construed in accordance with the laws of England and Wales, and the parties submit to the exclusive jurisdiction of the courts of England and Wales in respect of any dispute arising out of or in connection with this Agreement.

**Entire Agreement:**

This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, or agreements, whether written or oral. Any amendment must be in writing and signed by both parties.

**Signatures:**

**Sublessor's Signature**

**Sublessee's Signature**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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