

## SUBLET AGREEMENT

This agreement, entered into on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

By and between

Primary Tenant (Original Tenant)\_\_\_\_\_ and

Subtenant (New Tenant)\_\_\_\_\_

state that both parties have agreed to the terms of this sublet agreement. This agreement also acknowledges that the subtenant has received and agrees to the terms of the original lease, unless otherwise noted within this agreement. This sublease is not effective until reviewed and approved by the landlord in writing (by email) to both parties.

The Landlord is Chris VanDoren. 410 Pinkster Lane, Slingerlands, NY 12159. 518-424-3426 and chris\_vandoren@yahoo.com.

All parties agree to the following terms and conditions:

### 1. Description of Lease and Premises

- a. Address of Rental Unit \_\_\_\_\_
- b. Dates of Sublease \_\_\_\_\_ to \_\_\_\_\_ (beginning to end)
- c. photos of the apartment and rental information is at the landlord's website: [www.stroseapartments.com](http://www.stroseapartments.com) and the subtenant is encouraged to review that information.

### 2. Provisions of Sublet Agreement

- a. RENT: The subtenant shall be liable for rent payment in the amount of \$\_\_\_\_\_ per month. May rent is (typically) free. Choose one option:
  - Rent shall be paid to the landlord: Chris VanDoren at the above address on or before the 1<sup>st</sup> of the month or incur late charges as per the lease. OR
  - Rent shall be paid to the Primary tenant and primary tenant will pay landlord. OR
  - Other: \_\_\_\_\_
- b. RENT REIMBURSEMENT: The rent for the 12 month lease is paid over 11 months and the final month is free. For each month the primary tenant has been paying rent they have been subsidizing the final "free" month's rent.
  - The subtenant will reimburse the primary tenant for the \_\_\_\_ months they paid of the difference between the average monthly rent per share of \$\_\_\_\_\_ and the 11 month payment amount of \$\_\_\_\_\_ for a total of \$\_\_\_\_\_. This payment will go to  the primary tenant or  the landlord who will reimburse the primary tenant.

- There will be no rent reimbursement
- Other: \_\_\_\_\_

c. SECURITY DEPOSIT: Choose one of the following:

- The subtenant shall pay a security deposit in the amount of \$\_\_\_\_\_ to the landlord and the landlord will refund the primary tenant's security deposit less any charges. New security deposit refund will go to subtenant after the end of the lease.
- The subtenant shall pay a security deposit in the amount of \$\_\_\_\_\_ to the primary tenant. Security will be refunded to subtenant after the end of the lease. The subtenant may need to seek reimbursement for any damages in the room / apartment from the primary tenant.
- The subtenant shall pay no security deposit. The primary tenant will be responsible for any charges. Balance will be refunded to primary tenant after the end of the lease.
- Other: \_\_\_\_\_

d. The primary tenant shall remain liable under the original lease.

e. The subtenant shall provide their name, home address, social security#, phone #, and email to the landlord in this document or separately. WRITE CLEARLY

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

Home address: \_\_\_\_\_

Social: \_\_\_\_\_

phone# : \_\_\_\_\_

email: \_\_\_\_\_

h. The subtenant becomes responsible for any damages to the apartment and should check the room carefully before moving in and report any possible damage to the landlord to avoid being charged for that damage. The subtenant should also check the rest of the apartment for any damages that have not been reported so that the primary tenant can pay for their share of damages.

3. Other provisions:

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Signatures:

Primary Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

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