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### **Sample Roommate Sublease Agreement**

The following sample is not intended as legal advice

This agreement, entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ is made between the Lessee

Sublessee \_\_\_\_\_ and the Lessor \_\_\_\_\_ for the period beginning \_\_\_\_\_ and ending on \_\_\_\_\_ for the premises located at (address) \_\_\_\_\_. Sublease is for \_\_\_ entire apartment \_\_\_ % of apartment.

The parties agree:

1. Sublessee shall pay as rent for the sublease period the total sum of \$ \_\_\_\_\_ as rent for the sublease term, in installments of \$ \_\_\_\_\_ due \_\_\_\_\_ to the \_\_\_ Lessor \_\_\_ Lessee.

2. Lessee shall pay the remainder of the rent for the term in installments of \$ \_\_\_\_\_ due \_\_\_\_\_ to the \_\_\_ Lessor \_\_\_ Sublessee.

3. Sublessee shall pay a security or damage deposit of \$ \_\_\_\_\_ on or before \_\_\_\_\_, 20\_\_ to \_\_\_ Lessor \_\_\_ Lessee.

4. A joint inspection of the premises shall be conducted by Lessee and Sublessee, recording in writing, with copies for both Lessee and Sublessee, any damage or deficiencies that exist as the start of the sublease period. Lessee shall be liable for the cost of any cleaning or repair to correct damages found at the time of this inspection. Sublessee shall be liable for the cost of any cleaning or repair to correct damages found at the end of the sublease period if not recorded on the inventory made at the start of the sublease period, normal wear excepted.

5. The deposit paid by Lessee shall be refunded to Lessee by \_\_\_\_  
Lessor \_\_\_\_Sublessee, less costs for actual damages, no later than  
\_\_\_\_\_20\_\_\_\_.

6. The deposit paid by Sublessee shall be refunded to Sublessee by  
\_\_\_\_Lessor \_\_\_\_Lessee, less costs for actual damages, no later than  
\_\_\_\_\_20\_\_\_\_.

7. Sublessee further agrees to all of the terms and conditions of the  
original lease, except for the rent and deposit provided therein.

8. Lessor, by signing below, consents to this sublease and agrees that  
Sublessee shall not be evicted for reason of breach of the lease or  
sublease agreement by the original Lessee.

9. Additional agreements:

Lessor:

Dated:

Lessee \_\_\_\_\_

\_\_\_\_\_

Sublessee \_\_\_\_\_

\_\_\_\_\_

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