

West Shore Apartments, LLC - Sublease Agreement

107 Worth Street, Ithaca, New York 14850 ~ Office (607) 273-7368 WestShoreApartments@gmail.com

Parties to this agreement are the Landlord, the Original Tenant and the Sub-Tenant. Upon signing this Document, the Landlord consents to the sublease.

Original Tenant: _____ **Sub-Tenant:** _____
(Original Tenant Print Here) (Sub-Tenant Print Here)

Address of Property: _____

Sub-Lease Term (Dates): From _____ To _____

The Original Tenant agrees that they are and will remain, liable for the performance of all the terms of the Lease, including rent payments to the Landlord. **(Please complete all sections and fill in blanks.)**

1-Rent Payment Terms:

Sub-Tenant agrees to make monthly rental payments to the _____ **[Original Tenant or Landlord]** in accordance with the terms of the Lease for the above mentioned Sub-Lease term.

Sub-Tenant agrees to pay monthly rent for the above mentioned Sub-Lease Term:	\$: _____ per month
Original Tenant agrees to pay: <small>(If Sub-Tenant payment is less than the Original Tenant's total monthly rent indicated in the Lease contract; Original Tenant is subsidizing part of rent payment.)</small>	+ \$ _____ per month
Total Rent Due To Landlord:	= \$ _____ per month

Place a check mark by each item according to terms of the Lease, or Sub-Agreement between Original Tenant and Sub-Tenant.

Paid By:	Tenant	Landlord	Sub-Tenant
Electric			
Gas (heat)			
Gas (hot water/cooking gas)			
Trash Tags			
Water/Sewer			
Internet			

2- Security Deposit:

The **Sub-Tenant** agrees to pay a security deposit to **Original Tenant** in the amount of \$ _____

Sub-Tenant acknowledges that the Security Deposit placed with the Landlord by Original Tenant shall remain payable to the Original Tenant in accordance with the Lease, except when reimbursed in full.

- If Sub-Tenant reimburses Original Tenant LESS than total security deposit indicated on Lease, Original Tenant will reimburse Sub-Tenant amount indicated in blank #3 (less Sub-Tenant's damages/cleaning charges).
- If Sub-Tenant reimburses Original Tenant FULL security deposit indicated on Lease, West Shore Apartments will reimburse Sub-Tenant FULL security deposit indicated on Lease (less cleaning charges/damages).

3-Damages:

The Sub-Tenant hereby agrees to pay the Original Tenant for all damages that take place during the sub-letting and for all rent during the term of the sub-letting. Landlord will work with Original Tenant to repair damages and determine the cost for repairs. **However, no such dispute between the Original Tenant and Sub-Tenant shall affect the rights of the Landlord to collect rent and damages in full from all parties.**

4- Last Month's Rent:

The **Sub-Tenant** agrees to pay a (pre-paid) last month's rent to **Original Tenant** in the amount of \$ _____ (will be \$0, unless Sub-Tenant is staying in apartment for the last month of Lease period and reimbursing Original Tenant for pre-paid Last Month's Rent.)

West Shore Apartments, LLC - Sublet Agreement Page #2

5-Original Lease Terms Apply:

All of the terms of the original Lease, a copy of which is attached hereto, shall remain in full force and effect and shall be applicable in full to both the Tenant and Sub-Tenant. If either Original Tenant or Sub-Tenant needs a copy of the Lease, please request it in writing.

Original Tenant to provide 1) Lease, 2) Statement of Condition, and all 3) Keys to Sub-Tenant. If Sub-Tenant checks in on behalf of Original Tenant, Statement of Condition and Keys must be turned over to Original Tenant at the end of sub-lease term.

—————> **Initials of Original Tenant and Sub-Tenant** _____

6- On-Line Rent Payment Option:

Sub-tenant would like West Shore Apartments to set up an online account to accommodate online rent payments; instructions to be provided. YES NO

7- Sub-Lease Fee:

There is a \$50 processing fee for any assignment or sub-lease. \$50 fee to be paid by _____ [Original Tenant or Sub-Tenant]

Original Tenant Name _____ **Signature of Original Tenant** _____

Printed Name of Sub-Tenant _____

Signature of Sub-Tenant _____ **Date:** _____

Sub-Tenant Cell# _____ **Sub-Tenant Email** _____

Parent or Emergency Contact Person Name _____

Parent Phone # _____

Parent Email _____

Parent Address _____

Signature of other Tenant _____ **Date:** _____

Signature of other Tenant _____ **Date:** _____

Signature of other Tenant _____ **Date:** _____

Signature of other Tenant _____ **Date:** _____

Signature of other Tenant _____ **Date:** _____

Signature of other Tenant _____ **Date:** _____

Signature of Landlord _____ **Date:** _____