SUBLET AGREEMENT

(Sublessor=original Tenant, Sublessee=future Tenant)

It is mutually agreed to on this _____ day of _____, _____, between

Keller Management, LLC (Landlord) and _____ (Sublessor)

that all the rights and duties described below shall be transferred to: _____ (Sublessee) for the term of the sublet agreement specified below. Sublessee must fill out an application and be approved before this Agreement goes into affect. The Sublessee acknowledges receipt of the original lease and agrees to the terms of the original lease.

Description of original lease and premises:

Address of rental unit:_____ Apt.#_____

Term of original lease:_____ to _____

Term of sublet agreement:_____ to _____

PROVISIONS OF SUBLET AGREEMENT:

A. **RENT**: *Choose **ONE** of the three following options:*

(1) The Sublessee shall pay the full rent of the Sublessors in the amount of:

$_____ per month directly to Landlord.

(2) The Sublessee shall pay for part of the rent of the Sublessors in the amount of :

$ _____ per month to Landlord. Sublessor shall pay the remaining amount .

$_____ per month to Landlord.

(3) Sublessor shall continue to pay the full amount of rent of $_____per month.

B. **SECURITY DEPOSIT**:
The Sublessee shall pay no security deposit and Landlord shall return Sublessors Security Deposit at the end of the lease minus any deductions to Sublessor.

C**. The Sublessor shall remain liable under the original lease.** Sublessor must give key(s) to Sublessee. If key(s) are not transferred there shall be a charge of $25.00 for key replacement.

D. **Roommate(s) have the right to approve Sublessee(s).**

Roommate(s), including other sublessee(s), hereby APPROVE the above sublessee(s)
(ALL ROOMMATES, please initial) : _____ _____ _____ _____ _____ _____

E. ***SUBLESSEES APPLICATION MUST BE APPROVED BY LANDLORD.***

F. Sublessor agrees to pay Landlord the subletting fee as outlined in the Lease and Rules and Regulations in the amount of $50.00 per sublessor per apartment.

_____ _____ _____ _____
Tenant/Sublessor Date Tenant/Sublessee Date

_____ _____
Landlord Date