

SUBLEASE AGREEMENT

1. AGREEMENT DATE: This sublease is made on this 0 day of 0, 200 between _____

Tenant Name(s) Here Tenant(s) and
Sublet Name(s) Here Subtenant(s).

2. DESCRIPTION OF PREMISES AND TERM: Tenant hereby leases to Subtenant his/her interest in the premises at Address w/ unit #.
in the city/township (strikes one) of Ann Arbor, Michigan for the term beginning move in date and ending _____

must not be past lease end date.
The Subtenant agrees that the Tenant may leave the following items on the premises: This is only items that belong to tenant

The subtenant is liable for damage or loss of the above described property caused by the subtenants' negligence.

This should be the ACTUAL months paying.

3. RENTAL RATE: For the above rental term, subtenant agrees to pay the rental amount of \$ Sublet Amount per month per month to the Tenant (strikes one), beginning on the 1st day of Month, 200, through the 1st day of Month, 200. Rent is due on the 1st day of each month. The total amount payable for the above rental term is \$ _____. The tenant will pay the balance of \$ _____ monthly to the landlord. Sublease MUST pay tenant.

Sublet amount x months paying

All parties to this lease incorporate the late fee provisions of the original lease between Landlord and Tenant. Pursuant to the provisions of the original lease, Subtenant agrees to be responsible for late fees incurred on or after the 3rd day of the month, in the amount of \$ 20.00. All rent payments shall be mailed to _____ as well as received no later than the 1st of the month.

b. If subtenant fails to make any payment required by this agreement, the Subtenant agrees that the Tenant may bring an action for nonpayment or assign this claim to the Landlord without notice to the Subtenant. Subtenant shall be liable for any costs including attorney fees.

4. PETS: Subtenant agrees that pets are not allowed on the premises. If pets are to occupy the premises, subtenant will be charged a pet fee in accordance with the terms of the original lease attached and made a part of this Sublease Agreement. The pet fee is \$ N/A. **NO PETS PERMITTED**

5. SMOKING is not permitted in the rental unit.

6. OCCUPANCY LEVEL: Occupancy shall be no more than allowed by applicable housing codes and shall be limited to the persons who have signed this lease or acquired legal rights of occupancy under it, and at the above rental rate shall be limited to not more than 40104 person(s).

7. SECURITY DEPOSIT: (Choose either paragraph "X" or "b" and cross out the one you do not use.)

~~_____~~

This is between sublet & tenant.

The Subtenant agrees to pay the Tenant the sum of \$ _____ on the _____ day of _____, 200, as a Security Deposit. The Tenant shall hold this deposit through the term of the sublease, and return it less amounts withheld as permitted by law.

The Security Deposit shall be deposited at This is where ever the tenant will be holding the sec dep the sublet gives. and will not be used for any purposes other than those provided for in the Landlord-Tenant Act MCL 554.801 et seq. See additional Security Deposit information on back.

8. UTILITIES:

a. The Subtenant is responsible for arranging the following utility services to be in his/her name commencing on the starting day of this sublease:
(if none, write "none") _____

Pick one & specify

b. The following utilities will remain in Tenant's name, but Subtenant is responsible for paying the bills in a timely fashion commencing on the starting date of this sublease:
(if none, write "none") _____

9. JOINT AND SEVERAL OBLIGATION: If said premises are sublet as a rental unit to more than one subtenant, each subtenant is jointly and severally responsible with the undersigned Subtenant for the total rent agreed to in this sublease. If jointly and severally liable to the Tenant(s), each Subtenant may be held responsible for the total amount of rent due for the dwelling. This means that if any Subtenant fails to pay rent, any one of the other Subtenants may be held liable by the Tenant(s) for the missing and unpaid rent. The defaulting Subtenant, however, may remain liable to the other Subtenant(s) for the unpaid rent.

10. RIGHTS AND DUTIES BOOKLET: ANN ARBOR CITY ORDINANCE REQUIRES TENANT TO FURNISH TO SUBTENANT PRIOR TO EXECUTING SUBLEASE A COPY OF RIGHTS AND DUTIES OF TENANTS. SUBTENANT'S SIGNATURE HERE ACKNOWLEDGES RECEIPT OF BOOKLET: Give booklet to SUBLET + have sign here.

11. ORIGINAL LEASE: Subtenant agrees to abide by the terms of the lease between the Tenant, Tenant(s) name here and the Landlord, University Towers, attached hereto and made a part of this Sublease Agreement.

12. LANDLORD'S CONSENT: (OPTIONAL CLAUSE-STRKE OUT IF NOT REQUIRED BY ORIGINAL LEASE OR 7A ABOVE)
Print Landlord's name: MUST BE APPROVED BY U-Towers
Landlord's signature: _____
is aware of and consents to this sublease agreement. Landlord also agrees to give notice of any nonpayment of rent to both parties within 7 days of nonpayment.

If there are other people in the unit still we must have written permission for roommate to sublease!

BE SURE TO READ ALL AGREEMENTS ON REVERSE SIDE BEFORE SIGNING

IN WITNESS WHEREOF, the parties to this sublease affix their signatures on this 0 day of 0, 200

TENANT(S): Sign!

TENANT(S) PERMANENT ADDRESS, PHONE #, DRIVER'S LICENSE # AND STATE:
Get tenants forwarding address, phone #!!

SUBTENANT(S): Sign!

SUBTENANT(S) PERMANENT ADDRESS, PHONE #, DRIVER'S LICENSE # AND STATE:

