

SUBLEASE AGREEMENT

In Consideration of the terms listed below, STUDENT APARTMENT MART, INC. (Lessor), and the Lessees and Sublessees listed below agree as follows:

1. This agreement is an addendum to the lease between Lessor and Lessees dated _____, for the apartment located at _____.
2. The Sublessee will take possession of the apartment beginning _____ and will vacate the apartment on/by _____. Sublessee is responsible for utilities and other charges as of the move in date listed above.
3. The Sublessee has inspected the apartment and accepts it in an "as is" condition
4. The Sublessee agrees to be bound by all terms of the original lease as though a Lessee, with exception to the rental amount which is defined below in number 5 and the terms of the lease incorporated herewith;
5. The Sublessee agrees to pay as rent for the aforesaid premises and residence privileges a total sum of \$_____, breakdown of payments, amount to be paid to Lessor (SAMI) \$_____ in _____ payments of \$_____ due monthly beginning _____ and amount to be paid to the original lessee \$_____ in _____ payments of \$_____ due monthly beginning _____. In addition to payment set forth herein for rent, Sublessee shall upon execution hereof, deposit with a Lessor a security deposit in the sum of \$_____, with a service fee of \$75 per person.

(If Applicable) Payments made to the Original Lessee will be sent to:

Name: _____

Address: _____

City, State, Zip: _____

6. Lessee understands the Lessor is not responsible for finding a sublease. Lessee understands the Lessor is not releasing the Lessee from any duties or obligations under the lease, including the payment of rents due therein. Any rent payments received from Sublessee will be credited to Lessee's liability for rent pursuant to the original lease.
7. The Lessee understands there is a fee of \$300 to sublease and the fee is due at the time of execution of this sublease agreement. Any security deposit paid by the original Lessee shall be refunded at the conclusion of the original lease term and as provided therein in the lease.
8. Lessee's and sublessee's agree that if lease is a renewal by the original lessee and the entire unit is subleased, then the sublessee's will sign a NEW lease for the rental rate as advertised by Lessor.
9. Sublessee MUST pay one month's rent before taking occupancy of the apartment. Keys are to be checked out from the SAMI office.

Lessee Printed Name: _____ Signature: _____ Date: _____

Sublessee Printed Name: _____ Signature: _____ Date: _____

Lessor Printed Name: _____ Signature: _____ Date: _____

