

**JSM LIVING LLC - SUBLEASE AGREEMENT**

**THE PARTIES.** This SUBLEASE AGREEMENT, hereinafter referred to as AGREEMENT, executed «CurrentDate» between:

**«SublessorNames»**

hereinafter referred to as SUBLESSOR(S) and

**«SublesseeName»**

hereinafter referred to as SUBLESSEE(S), witnesses that:

SUBLESSOR hereby leases to SUBLESSEE, and SUBLESSEE leases from SUBLESSOR the premises known and described as «unit\_address» hereinafter referred to as the LEASED PREMISES.

**TERM.** THE AGREEMENT of the LEASED PREMISES begins Noon on the «SubleaseStartDate» and ends on the «SubleaseEndDate» at Noon.

**PAYMENT SCHEDULE.** The AGREEMENT between the SUBLESSOR and SUBLESSEE is for a total of «RentAmountWritten» and NO/100 DOLLARS («SublesseeTotalNumerical») at a rate of («MonthlyTotal») per month. Monthly payments are due on or before the first of each designated month, or as a one-time full payment at the signing of this AGREEMENT, whichever is designated below. The monthly rate must equal the “per person” rate for the LEASED PREMISES. If utilities are not listed in the below amount, the Sublessee should abide by the APARTMENT RENTAL AGREEMENT terms and conditions.

IF this is a Summer Sublease Agreement (commencing or through the months of May, June, and July), the sum of rent must be PAID IN FULL PRIOR TO AGREEMENT start date.

MONTHS	SUBLESSOR PAYMENT AMOUNT	SUBLESSEE PAYMENT AMOUNT	MONTH TOTAL
AUGUST	«sublessor payment amount august»	«sublessee payment amount august»	«AugustTotal»
SEPTEMBER	«sublessor payment amount september»	«sublessee payment amount september»	«SeptemberTotal»
OCTOBER	«sublessor payment amount october»	«sublessee payment amount october»	«OctoberTotal»
NOVEMBER	«sublessor payment amount november»	«sublessee payment amount november»	«NovemberTotal»
DECEMBER	«sublessor payment amount december»	«sublessee payment amount december»	«DecemberTotal»
JANUARY	«sublessor payment amount january»	«sublessee payment amount january»	«JanuaryTotal»
FEBRUARY	«sublessor payment amount february»	«sublessee payment amount february»	«FebruaryTotal»
MARCH	«sublessor payment amount march»	«sublessee payment amount march»	«MarchTotal»
APRIL	«sublessor payment amount april»	«sublessee payment amount april»	«AprilTotal»
MAY	«sublessor payment amount may»	«sublessee payment amount may»	«MayTotal»
JUNE	«sublessor payment amount june»	«sublessee payment amount june»	«JuneTotal»
JULY	«sublessor payment amount july»	«sublessee payment amount july»	«JulyTotal»
TOTALS	«sublessor payment amount totals»	«sublessee payment amount totals»	«TotalCombined»

- Where the singular word “SUBLESSOR” or “SUBLESSEE” is used herein it shall be construed as meaning each and every person signing this Sublease Agreement as SUBLESSOR or SUBLESSEE respectively, jointly and severally. The obligations hereunder shall be joint and several as to each such person. The actions and/or omissions of any such person shall be construed against each and every person signing this Sublease Agreement.
- SUBLESSOR agrees to lease to SUBLESSEE the premises described in the attached APARTMENT RENTAL AGREEMENT (hereinafter referred to as “RENTAL AGREEMENT”). The terms, provisions and covenants of said RENTAL AGREEMENT are incorporated herein by reference. SUBLESSEE acknowledges that he has read all terms, provisions and covenants of said RENTAL AGREEMENT and understands the same. Further, SUBLESSEE agrees to abide by the terms of said RENTAL AGREEMENT. It is further understood and agreed that the SUBLESSOR is fully responsible for all of the rents and obligations required in said RENTAL AGREEMENT. The SUBLESSEE, upon execution of this SUBLEASE AGREEMENT, is equally responsible for the full amount due under the terms of said RENTAL AGREEMENT, during the period of this SUBLEASE AGREEMENT.
- It is expressly understood and agreed that LESSOR, under the RENTAL AGREEMENT, shall retain the full amount of the security deposit paid by SUBLESSOR until the termination of the RENTAL AGREEMENT, regardless of the fact that SUBLESSEE must also pay a security deposit to SUBLESSOR in the amount of («SecurityDepositAmount»). SUBLESSEE’S security deposit less any deductions shall be returned in accordance with the provisions of the RENTAL AGREEMENT.
- If the SUBLESSEE fails to pay the full amount of the monthly rent due under the RENTAL AGREEMENT or if, under the terms of this SUBLEASE AGREEMENT, is required to pay only a portion thereof, and fails to do so, or the SUBLESSOR fails to pay his portion thereof, then the LESSOR may under due process of law evict SUBLESSEE and/or SUBLESSOR at his option from said LEASED PREMISES and may pursue any other remedy either at law or equity.

(\$50 subleasing fee collected by: «InitialsofAgent»)