

SOUTH CAROLINA RESIDENTIAL SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT hereinafter known as the "Sublease" is made and entered into this ____ day of _____, 20____, by and between with a mailing address _____ hereinafter known as the "Sublessor" and the Sublessee(s) _____, _____ and hereinafter known as the "Sublessee(s)."

For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

PROPERTY. This Sublease has for its subject the property located at the street address _____, in the City of _____, State of South Carolina. The sublease includes the: _____ and is limited to the same, hereinafter referred to as the "Property."

TERM. This Sublease shall commence on ____ day of _____, 20____, and end on ____ day of _____, 20____, at 11:59 PM local time (hereinafter referred to as the "Term"). Upon the end of the Term, Sublessee shall be required to vacate the Property unless the Sublessor and Sublessee formally extend this Sublease in writing or create and execute a new, written and signed Sublease.

EARLY TERMINATION. The Sublessee(s):

- ☐ Shall have the right to terminate this Sublease at any time by providing at least ____ days' written notice to the Sublessor along with an early termination fee of \$ _____. During the notice period for termination, the Sublessee(s) will remain responsible for the payment of rent.
- ☐ Shall not have the right to terminate this Sublease.

RENT. The rent under this Sublease shall be \$ _____ payable on the _____ day of every ☐ Week ☐ Month (hereinafter referred to as the "Rent"). The Rent shall be paid in the following manner:

_____.

- A. **Late Rent.** If Rent is not paid within ____ days of the due date, the Rent shall be considered past due and a late fee of ☐ \$ _____ or ☐ % of the Rent past due shall be applied for every ☐ day Rent is late ☐ occurrence Rent is late.