

SUBLEASE AGREEMENT

SUBLEASE made this ____ day of _____, 20____ between _____ (collectively "Tenant"), and _____ (collectively "Subtenant").

Description of Premises and Term/Tenant's Personal Property. Tenant does hereby let and lease to Subtenant the premises commonly known as _____ City of Ann Arbor, County of Washtenaw, State of Michigan, for the term beginning at 12:00 noon on the ____ day of _____, 20____ and ending at 12:00 noon on the ____ day of _____, 20____. Subtenant agrees that Tenant may leave the following items of personal property on the premises: _____. Subtenant shall be liable to Tenant for any damage or loss to the above property caused by Subtenant's negligence.

Lease Rate. Subtenant hereby agrees to pay to tenant, as rent for the above described term, the total sum of \$ _____, in periodic installments of \$ _____ upon execution of the Sublease, \$ _____ on _____ and \$ _____ per month on the FIRST day of each month thereafter. Rent shall be paid in a single check or money order made out to _____, checks shall NOT be made payable to Landlord. If Subtenant fails to make any payment required hereunder, Subtenant agrees that Tenant may bring an action for non-payment or may assign that action to Landlord without notice to Subtenant. Subtenant shall be liable for all costs and attorney's fees and for any late fees owing to Landlord as a result of such failure to make timely payment, may charge a fee of \$ _____ for each additional check tendered each month. Rent that is mailed shall not be considered paid until actually received.

Security Deposit/Notices. Subtenant shall pay to Tenant the sum of \$ _____ on the ____ day of _____, 20____ as Security Deposit. Tenant will 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: Institution _____ address _____

Utilities and Additional Appliances. Effective on the start date of this Sublease, Subtenant agrees to place in his name and to pay the following utilities connected with the premises: ELECTRICITY, TELEPHONE, GAS, WATER, HEAT, television, internet service (strike any which do not apply), including any deposit required. Certain utilities, when cancelled by a resident are not shut off, but switched into Landlord's name. Therefore all Tenant and Subtenant agree that if any utilities are cancelled by Tenant they will be switched into Subtenant's name. Tenant and Subtenant shall be liable to Landlord for a \$20.00 per month processing fee for any utility bill switched into Landlord's name during the term of the Sublease.

Joint and Several Obligations/Pronouns. If said premises are sublet as a rental unit to more than one person as Subtenant, each of said personal is jointly and severally (individually) responsible for all of Subtenant's obligation in this Sublease. All pronouns used herein shall be construed to be the number and gender required b context.