

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. _____(initials)
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, shall pay an Admin/Move In Fee in the sum of \$ _____. Sublessee will pay a one time utility tracking fee of \$ _____ upon move in. *Original lessee is responsible for the difference of rent totaling \$ _____ due within 30 days of this executed agreement.
6. Additional Provisions: _____
7. 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.
8. The Lessee understands there is a fee of \$400 to sublease and the fee is due at the time of execution of this sublease agreement.
9. Sublessee and Lessee understand that any promotions from original lease will not transfer/void.
10. 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.
11. Sublessee MUST pay one month's rent before taking occupancy of the apartment. Keys are to be checked out from the SAMI office.
12. Sublessee understands they are responsible for utilities and insurance(\$14/month) as stated in original lease (including \$20/month for internet & \$2/month for recycling).

Lessee Printed Name: _____ Signature: _____ Date: _____

Sublessee Printed Name: _____ Signature: _____ Date: _____

Lessor Printed Name: _____ Signature: _____ Date: _____