

## Sublease Agreement

This is an agreement to sublet an Apartment (the "Sublease") by and between \_\_\_\_\_ (the "Sublessee") and \_\_\_\_\_ (the "Sublessor"). The address of the Sublease is \_\_\_\_\_ N Washington St, Bloomington, IN 47408.

The Landlord is: Hamptons Bloomington, LLC, located at 1739 N Washington St, Bloomington, IN 47408.

Term: The Sublease "Term" begins \_\_\_\_\_ and continues through \_\_\_\_\_.

Rent: Sublessee shall pay Landlord (on behalf of Sublessor) \$\_\_\_\_\_ per month via the Resident Portal. The first payment shall be made upon execution and thereafter on the first day of the month. Any payment not received by the third (3rd) of the month shall be subject to a \$25 late fee, and additional \$10/day late fee until paid in full. Sublessee shall be solely responsible for paying Landlord, and shall hold harmless and indemnify Sublessor for monthly rents and any Landlord fees for Sublessee's lost keys, parking, pet or other fees and fines, etc. Sublessee will pay Landlord a Security Deposit in the amount of \$\_\_\_\_\_, which will be refunded, less damages assessed by Landlord.

Sublessee must submit completed Guarantor Form to Landlord at the time the Sublease is executed. The Sublessee cannot move into the Property until the Guarantor Form is received. Sublessee must also pay a security deposit in the amount of ONE month's rent via the resident portal.

Care of the Apartment and Property: Sublessee acknowledges that Sublessee is responsible for and will take good care of the Unit and the furniture within the Unit (including its common and shared areas) during the Term. Sublessee shall be solely responsible for paying Landlord, and shall hold harmless and indemnify Sublessor for same, any Landlord fees for any damages to apartment or furnishings caused by Sublessee or his guest(s) during the term of this Sublease Agreement.

Vacating the Premises: Sublessee will vacate the Premises no later than Noon on \_\_\_\_\_ (end of Sublease Term). At such time, Sublessee will return all keys to Sublessor; return the Unit, including all common areas, clean and clear of any Sublessee trash or garbage, and in good order and repair, reasonable wear and tear excepted.

Responsibility for Own Acts: Sublessee and Sublessor shall each be responsible for her own acts or omissions and for any and all Landlord fees, claims, liabilities, injuries, suits, demands and expenses of all kinds which may result or arise out of any alleged malfeasance or neglect caused or alleged to have been caused by that party or his/her guests or representatives during the period of his/her respective occupancy of the Apartment. Each party agrees to indemnify, defend and hold harmless the other parties from and against any and all Landlord fees, third party suits, claims, actions, demands, liabilities, expenses and/or losses, including reasonable legal expenses and attorneys' fees, that arise out of or during the Initial Term and any Renewal Term of this Sublease Agreement.

Notifications: Written notifications to Sublessor may be texted to \_\_\_\_\_. Sublessee's permanent (parent's address), cell phone and email are:

Landlord's Additional Terms and Rules: Sublessee agrees to comply with all of the Landlord's Additional Terms and Rules for tenants, as may be modified from time to time by Landlord. See Exhibit A, Sublessor's Residential Lease with Landlord, which is incorporated herein by reference.

Landlord Approval: This Sublease Agreement is subject to the written approval of the Landlord.

Signatures and Acceptance of Sublease: This Sublease Agreement may be signed in counterpart signatures. The Parties hereby agree to the terms and conditions of this Sublease Agreement.

Signatures:

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Sublessee

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Date

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Sublessor

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Date

Name, email and phone number of Sublessee:

## Exhibit A

### Landlord's Additional Terms and Rules and Regulations for Tenants

[Insert Original Lease Agreement with Landlord]