

SUBLET AGREEMENT

This Addendum is incorporated into the rental agreement for: _____
(Address)

_____ and made part hereof.
(Term)

SUBLETTING: All subleases must be approved by the Landlord and our formal Sublet Agreement must be used. A sublet fee of **\$40.00** per sublettor will be assessed for processing applications, obtaining consent of roommates, lease and sub-lease review, and record keeping. This fee is due and payable at the time of sublet. Sub-tenant(s) shall assume all responsibility and costs for moving furniture and transfer of keys. Sub-tenant(s) will be bound by the Sublet Agreement and all terms of the original rental agreement and addenda.

DEFINITIONS: Tenant = Current Tenant Sub-Tenant = New Tenant

It is mutually agreed this _____ of _____, _____, between Landlord
(day) (month) (year)

Isthmus Apartments / Pinckney Dayton Apartments / The Korotev Group, Inc. and tenant

_____ that all rights and duties described below shall be
(current tenant)

transferred to Sub-Tenant _____ for the term of the sublet
(sub-tenant)

agreement specified below. The Sub-Tenant acknowledges receipt of the original lease and agrees to be bound by the terms of the original lease consistent with this sublet agreement.

The lease and addendum to the lease and the smoke detector ordinance were reviewed on

_____ by _____
(M/D/Y) (signature of sub-tenant)

DESCRIPTION OF ORIGINAL LEASE AND PREMISES

Address of rental unit: _____.

Term of original lease: _____ to _____
(M/D/Y) (M/D/Y)

Term of sublet agreement: _____ to _____
(M/D/Y) (M/D/Y)

PROVISIONS OF SUBLET AGREEMENT

1) Payment of Rent

Rent of the sub-tenant(s) is payable to Landlord, as specified in original lease, at 211 West Gilman Street, Madison WI, 53703. There are no exceptions to this policy. If the full rent payment is not made by the third day of the month, late fees shall apply and the security deposit will not earn interest for that month. Rent payments will be made as follows:

MONTH	SUB-TENANT PAYMENT	TENANT PAYMENT	TOTAL RENT
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

MONTH	SUB-TENANT PAYMENT	TENANT PAYMENT	TOTAL RENT
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

2) Security Deposit

The Sub-Tenant will pay a security deposit to Tenant in the amount of \$_____. (NOTE: In the city of Madison, no one party can require a security deposit in excess of one month of rent.)

3) Contact Information

_____	_____
Tenant's Permanent Address	Phone Number

_____	_____
Sub-Tenant's Permanent Address	Phone Number

4) Utilities

Utility charges are to be paid by: ____ tenant ____ sub-tenant (check one).

5) Furniture

There is a charge of **\$25.00** per item for moving any furniture into or out of the apartment. If furniture is damaged by improper storage by Tenant or Sub-Tenant, the damages will be deducted from the security deposit.

6) Keys

Tenant will give Sub-Tenant keys. Keys may be transferred through the office only during regular office hours.

7) Rules and Regulations

Sub-Tenant is subject to all rules and regulations as Tenant.

8) Consent of All Roommates

All roommates must sign below to grant permission to sublet to Sub-Tenant.

9) Check-Out and Check-In

It is recommended that Tenant and Sub-Tenant go over the apartment together and document the condition of the apartment at the time of sublet. Particular attention should be paid to the cleanliness of the apartment. We expect the apartment to be clean at the end of the lease term.

Tenant ____ will ____ will not (check one) be present for check-out appointment.

10) Sublet Fee

The sublet fee is **\$40.00** paid by: \$_____ tenant \$_____ sub-tenant.

11) Liability

Permission to sublease shall in no way relieve Tenant of Tenant's liability under the lease.

_____	_____	_____	_____
(signature of tenant)	(date)	(signature of roommate)	(date)
_____	_____	_____	_____
(signature of sub-tenant)	(date)	(signature of roommate)	(date)
_____	_____	_____	_____
(signature of roommate)	(date)	(signature of roommate)	(date)

(signature of Landlord/Agent) (date)			