

Apt	
Date	
Sub Fee	
Paid by	



SUBLEASE AGREEMENT 2019-20

**** This Sublease Agreement is subject to a \$100.00 non-refundable Sublease Fee which shall be paid at the time this Sublease Agreement is completed in full, with copy of ID, and delivered to Basham Rentals. This Sublease Agreement will not be accepted by Basham Rentals without payment of the foregoing non-refundable fee. ****

Please **PRINT** legibly

This Sublease Agreement is executed on _____, 20 ____.

WITNESS THAT:

Sublessor: _____

Sublessee: _____

Co-Tenants: _____

and Basham Rentals collectively enter into this Sublease Agreement for the premises located at _____, West Lafayette, IN 47906 (the "Premises"). Sublessee and Co-Tenants shall be referred to herein collectively as the "Sublessee".

On or about _____, Sublessor and Basham Rentals entered into a certain Lease Agreement for the Premises (the "Lease Agreement"), which Lease Agreement is attached hereto and incorporated herein by reference.

All parties are in agreement that the Sublessor desires to sublet their interest in the Premises/Lease Agreement to the Sublessee. By signing this Sublease Agreement, each of the parties to the Lease Agreement are giving their permission for the Sublessee to sublet the Premises subject to the terms and conditions of this Sublease Agreement and the Lease Agreement.

In exchange for the premises and covenants contained herein, in addition to other valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

SUBLEASE: The term of this Sublease Agreement shall be for _____ months. This Sublease Agreement shall commence on the _____ day of _____, 20 ____, and terminate on the _____ day of _____, 20 ____.

RENT: The parties all agree and understand that the Sublessee is to make all payments due under this Sublease Agreement and the Lease Agreement directly to the Sublessor. **The Sublessor is responsible to make all payments due under the Lease Agreement to Basham Rentals.** This Sublease Agreement shall consist of _____ payments to be made on or before the first day of each month in the amount of \$ _____ per month. All payments are credited when they are received by Basham Rentals. **A Late fee in the amount of \$5 per day shall be assessed for a payment not made to Basham Rentals before the 4th day of each month.**

SECURITY DEPOSIT: A security deposit in the amount of \$ _____ will be collected from the Sublessee by the Sublessor and Sublessor agrees that such deposit shall be handled in accordance with Indiana Code 32-31-3-12. Sublessee and Sublessor each acknowledge and agree that the handling of any security deposit paid by Sublessee to Sublessor is the sole responsibility of Sublessor and Sublessee shall have no cause of action against Basham Rentals for Sublessor's violation of Indiana Code 32-31-3-12. The security deposit paid by Sublessor to Basham Rentals shall remain in the possession of Basham Rentals and shall be handled pursuant to the terms of the Lease Agreement and/or applicable law.

LEASE AGREEMENT: The Sublessee shall be subject to, and shall comply with, all the terms and conditions of the Lease Agreement. Sublessee acknowledges receipt of a copy of the Lease Agreement from the Sublessor. Sublessor and Sublessee agree and acknowledge that the Lease Agreement remains in full force and effect and in the event of any conflict between the terms of this Sublease Agreement and the Lease Agreement the Lease Agreement shall control. This Sublease Agreement shall not and is not intended to amend the Lease Agreement.

PARKING: The Sublessor must transfer the parking permit issued to him/her to the Sublessee. If no permit was issued by Basham Rentals then the Sublessee must follow the parking policies of Basham Rentals to obtain the parking permit. The Sublessee understands that they cannot park in the parking lot without a parking permit or he/she will be towed at their expense.

DEFAULT: In addition to the default section of the Lease Agreement, a breach of any term or condition of this Sublease Agreement by the Sublessee shall constitute a breach of the Lease Agreement by Sublessor and Basham Rentals shall be permitted to exercise the rights and remedies provided for under the Lease Agreement against the Sublessee, Sublessor and/or the Co-Tenants. Nothing contained herein shall be construed as a release by Basham Rentals of Sublessor's obligations under the Lease Agreement and Sublessor shall continue to be bound by the terms and conditions thereof until such time as the Lease Agreement expires.

KEYS: Sublessor will provide original keys to Sublessee. When all original keys are turned in, from Sublessor and/or Sublessee, it is implied there is no one living in the apartment nor is there a plan to return or sublease in the future. Once the original keys have been returned, Basham Rentals has 45 days (from the date the last key was returned) to complete the deposit return process.

ENTIRE AGREEMENT: This is a legal and binding agreement entered into by all parties stated herein and is incorporated with the Lease Agreement.

MODIFICATION: No changes or modification of this Sublease Agreement or the Lease Agreement shall be valid unless the same is in writing and signed by the Sublessee, Sublessor and Basham Rentals.

COPIES: There will be a \$10.00 charge for all subsequent copies of this Sublease Agreement. One copy of this Agreement will be provided to the Sublessee and the Sublessor without charge.

IN WITNESS WHEREOF, this Sublease Agreement has been executed on the day and year first above written.

SUBLESSEE (print name): _____ **Phone #:** _____

Signature: _____ **Social Security #** _____

Email Address: _____

SUBLESSOR (print name): _____

Signature: _____

CO-TENANTS (print name): _____

Signature: _____

CO-TENANTS (print name): _____

Signature: _____

CO-TENANTS (print name): _____

Signature: _____

BASHAM RENTALS: _____

Signature: _____



BASHAM RENTALS

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