

1). **THE PARTIES.** This Sublease Agreement ("Sublease") is entered into, by and between:

Sublessor: **Hui Zhou (AKA Flora Zhou)** with a mailing address of 114 Longwood Ave#6, Brookline, MA **02446** ("Sublessor") who agrees to sublet to:

Sublessee: **Rebecca Wu** with a mailing address of 114 Longwood Ave#6, Brookline, MA 02446 ("Sublessee") that agrees to rent the Premises from the Sublessor.

2). **THE PROPERTY.** The Sublessor agrees to sublet, and the Sublessee agrees to take possession of the property that is located and described as: Address: [**114 Longwood Ave#6, Brookline, MA 02446**]

3) **TERM.** Tenancy of this Sublease will begin with the Sublessee taking possession on **June 28, 2024 and ending on August 20, 2024.**

4). **RENT.** The Sublessee agrees to pay **total rent** under this Sublease in the amount of **\$1,900.00** (\$35.85/day) payable to the Sublessor in accordance to the payment schedule.

5). **SECURITY DEPOSIT.** The Sublessee agrees to pay a security deposit of **\$500.00** to the Sublessor. The sublessor shall return the security deposit via Zelle Payment to the sublessee upon vacating of the premises or termination of the lease, provided the premises are free of any damages.

6). **UTILITIES.** The Sublessor agrees to pay for the following utilities and services: Wifi and All utilities including but not limited to Electricity, gas, water, trash, etc.

7). **CANCELATION.** In the event that the Sublessee decides to cancel this agreement prior to moving into the premises, the Sublessor reserves the right to retain the initial security deposit of \$100. No further payment shall be required from the Sublessee in such circumstances.

However, should the Sublessee opt to terminate the rental agreement after occupying the premises, the Sublessee agrees to provide an advance notice to the Sublessor by email at least two days before terminating the rental agreement. Upon delivery of the notice, the Sublessor shall refund to the Sublessee the rent payment for any unused portion from the termination date through August 20, 2024, along with the total security deposit of \$500.

Payment Schedule

The Payments are to be paid by the Sublessee for the leased premises shall be as follows:

- \$100.00 (Initial Security Deposit) – Sublessee to Pay upon signing contract
- \$400.00 (remaining Security Deposit) – Sublessee to Pay upon moving in on 6/28/24
- \$1,000.00 (Rent) – Sublessee to Pay on 7/5/24
- \$900.00 (Rent) – Sublessee to Pay on 8/5/24

Total Rent Payment from 6/28/24 through 8/20/24: \$1,900.00

Total Security Deposit: \$500.00 (Sublessor to return to Sublessee upon termination of lease)

Sublessor Signature:

Sublessee Signature:



5.15.24