

SUBLEASE AGREEMENT

This agreement is made between **John Doe** and **Jane Smith** for the period beginning March 1, 2026, and ending February 28, 2027, and will convert to a month-to-month at **123 Main St, New York, NY 10018**.

1. Rent: \$2500
2. Prorated Rent: \$500
3. Security Deposit: \$2500

The parties agree:

1. If the monthly electric bill exceeds \$200, the amount over \$200 will be divided equally among three occupants, with **John Doe** responsible for his/her share of the excess charge.
2. Rent will be paid on the first of the month, if payment is not received by the 3rd of the month a \$50 late fee will be applied.
3. Both **Jane Smith** and **John Doe** will be required to give a 30-day notice period in the event parties want to terminate the agreement earlier.
 - a. **John Doe** must provide 30 days' notice before the end date of the agreement if he/she decides to vacate by the end of the agreement.
 - b. If a 30-day notice is not given security deposit will be forfeited by **John Doe**.
 - c. **John Doe** will be charged for a full month's rent in the event the move takes place in the middle of the month.
4. Security deposit will be returned within 14 days of moving out.
5. Smoking is strictly prohibited in the apartment and throughout the building. If smoking is detected or observed within the apartment, a \$1,000 fine will be assessed.
6. **John Doe** agrees to adhere to cleanliness standards or additional incurred charges for maid services will be required.
7. **John Doe** shall pay for all property damage he/she is responsible for in the event something happens during sublease.
8. A move-out cleaning fee of \$100 will be applied, along with an additional \$20 for replacement of the mattress protector cover.
9. A joint inspection of the premises shall be conducted by **Jane Smith** and **John Doe** recording any damage or deficiencies that exist as the start of the sublease period.
10. **John Doe** shall be liable for the cost of any cleaning or repair to correct damages caused by **John Doe** at the end of the period if not recorded at the start of the agreement, normal wear and tears excepted. Security deposit will be refunded after vacating the apartment given there is no damage (except normal wear and tear) found prior to vacating.
11. **John Doe** must reimburse **Jane Smith** for the following fee and expenses incurred by **Jane**: Any legal fees and disbursements for the preparation and service of legal notices; legal actions or proceedings brought by **Jane Smith** against **John Doe** because of a default by **John Doe** under this agreement; or for defending lawsuits brought against **Jane Smith** because of the actions of **John Doe**, or any associates of **John Doe**.

Sublessor: **Jane Smith**

Date

Jane Smith _____

02/23/26 _____

Sublessee: **John Doe**

Date
