

## Sublessor and Buyer Agreement

This agreement outlines the responsibilities and expectations between the Seller (“Sublessor” or “Host”) and Buyer (“Temporary Tenant” or “Sublessee”) in a sublease arrangement facilitated through the studystay platform. By entering into a sublease through the Platform, both parties agree to the terms outlined below.

The Buyer agrees to the following:

- Platform Use & Payment
  - Agree to the studystay Terms & Conditions and Privacy Policy.
  - Pay the agreed-upon amount in full through the studystay Platform.
  - Provide the Seller with timely updates about arrival, delays, or relevant changes.
- Property Conduct
  - Maintain the space in the condition it was provided, with no damage beyond normal wear and tear.
  - Return the space in the condition it was provided, with personal items removed.
- Security Deposit (if applicable)
  - Pay any disclosed security deposit upfront.
  - Accept that the Seller may retain a reasonable part of the deposit (no more than \_\_\_%) to cover damages or violations, pending proper documentation.
- Communication & Documentation
  - Use written communication (via the Platform or personal communication) for important matters.
  - Take photos/videos of the unit at move-in and move-out to document condition.
- Platform Role
  - Acknowledge that studystay is not a party to the sublease and will only intervene in disputes per its Platform policies.

The Seller agrees to the following:

- Legal & Lease Compliance
  - Agree to the studystay Terms & Conditions and Privacy Policy.
  - Confirm that they have the legal right to sublet, including written landlord or property manager approval, if required.
  - Accept full responsibility for any lease violations or legal consequences from the sublease.
- Property Condition
  - Provide a clean, safe, and functional unit at the start of the sublease.
  - Ensure the Buyer receives keys, entry instructions, and relevant unit information in advance of move-in.
- Communication & Documentation
  - Maintain written communication for all critical matters.
  - Take photos/videos of the unit prior to move-in and upon Temporary Tenant move-out to document condition.

- Platform Role
  - Acknowledge that studystay is not a party to the sublease and will only intervene in disputes per its platform policies.

By using the studystay platform and confirming a sublease arrangement, the Buyer and Seller agree to abide by the responsibilities and mutual terms outlined in this agreement.

Buyer Electronic Signature \_\_\_\_\_  
Seller Electronic Signature \_\_\_\_\_