

## Sublet/Rental Agreement

Lease Holders: Neil Barooah  
Tenant Name: **Graham Wall**

Address of Premises: **2550 Cumberland Blvd SE #102 Room #1, Smyrna GA 30080**

The tenant above will sublet the above listed premises for a term of 3.5 months beginning **May 12<sup>th</sup> 2018** and ending on **August 23<sup>rd</sup> 2018** at a monthly rent of \$505, which is due on the 30<sup>th</sup> of the preceding month.

THE FOLLOWING IS A LIST OF ADDITIONAL TERMS:

1. The room will be occupied by the above listed tenant only.
2. **The sublet CANNOT be assigned, or re-sublet to any other person.**
3. Payments will be made through the Venmo App.
4. There is a deposit of \$300 to be held by the leaseholder as a security for the faithful performance of the terms of this agreement upon signing this agreement. The balance will be returned after the tenant vacates the premises, less charges – cleaning, repairs, missing items, damages to furniture, rent & any other amount due under this agreement or other damages sustained by the lease holder due to breach of by the tenant. **Initial \_\_\_\_\_**
5. An inspection is to be conducted at the time of move-in and move-out by the tenant and roommates of the leaseholder to assess and potential damage.
6. First month's prorated rent of 20 days is due on the day of move-in, 12<sup>th</sup> May 2018.
7. Last month's prorated rent of 23 days is due on 30<sup>th</sup> July 2018.
8. Total cost of utilities (water, sewage, garbage, service fee, power, internet, laundry rental) divided by 3 is to be paid before the 30<sup>th</sup> of each month.
9. The tenant cannot make, or allow any alterations of any kind w/o permission of the leaseholder.
10. The Tenant will make small repairs, such as replacing light bulbs etc. at his/her own expense. The tenant will contact the leaseholder immediately on major repairs such as leaking pipes, leaking roofs etc.
11. **The tenant WILL NOT have any pets on the premise.**
12. The leaseholder may enter the premises at any time in case of an emergency.
13. The leaseholder is not liable for loss of property by fire, theft, burglary, or any accidental damage to person or property. The tenant is responsible for insuring his/her own property.
14. This agreement will terminate on **August 23<sup>rd</sup> 2018** per the agreed upon terms.
15. The tenant's absence from the premises for 10 consecutive days while the rent remains due & unpaid will be an abandonment of the premises. The leaseholder may at his/her own option, declare this lease terminated & reclaim the apartment.
16. Violations of this agreement are sufficient cause for termination of tenancy.
17. Any legal dispute(s) regarding this rental are to be settled in Cobb County, GA.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_.

Leaseholder: \_\_\_\_\_ Date: \_\_\_\_\_.