

SUBLET AGREEMENT

This agreement made on the ____ day of _____ 2020 between

(Hereinafter called the "Tenants" of the first part)

Phone: _____

And _____

(Hereinafter called the "Sub-tenant" of the second part)

Email: _____

Whereas the Tenants are signatories to a certain Tenancy Agreement inclusive of the period of the sublets desired tenancy.

(Tenants)

And _____

(Landlord)

And whereas the Tenants are desirous of subletting their premises and whereas the subtenants are desirous of occupying the premises now currently rented by the tenants, municipally knows as _____ Waterloo, Ontario and the parties hereto agree as follows:

1. The sub-tenants tenancy shall commence on _____ 20__ and end on _____ 20__.

2. The tenants direct the sub-tenants to pay the aforementioned rent directly to University Sublets (QuarterPoint Limited) or the sublet manager 3 days before the start of the next payable month.

3. The sub-tenant(s) shall pay the sum of \$____ per month for the period of _____

Month

Day

Year

Month

Day

Year

4. The sub-tenants shall abide by all terms and conditions in the aforementioned Tenancy Agreement as if they were signatories thereto.

5. The sub-tenants shall be bound by all of the terms and conditions in the aforementioned Tenancy Agreement.

6. Any special conditions that are to apply to this agreement are noted in Schedule "A" on the reverse side of this document.

This agreement signed this _____ day of _____, 20__.

Sub-tenant

Tenant

Sublet Manager



Schedule “A”

A)	Unpaid rent may be collected from the Guarantor and will result in a missing payment report as well as damage to the sub-tenants and Guarantor's credit scores.
	Late rent payments (payments made after the 1 st day of a payable month) are subject to a \$20 manual processing fee.
B)	Damages to the property by the sub-tenant or under the supervision of the sub-tenant are the responsibility of the sub-tenant. University Sublets and its Employees assume no responsibility for these damages. University Sublets also assumes zero liability for any misrepresentations of the sublet property or its details by the tenant.
C)	University Sublets (QuarterPoint Limited) agrees to pay all rent received from the sub-tenant to the tenant each payment period after deducting management fees of 20%. Any fees associated with this money transfer will be the responsibility of the tenant however flexible transfer options will be available.
	The tenant authorizes the sublet manager or the sub-tenant to pick up keys and communicate with the landlord on their behalf in the interest of completing the agreed upon sublet.
D)	The sub-tenant shall pay a deposit equal to first and last month's rent within 5 days of the date the agreement was signed and before moving the start of the sublet. Failure to complete this action renders this entire agreement void at the request of the sublet manager or tenant.
	In the event of a lost key the sub-tenant and guarantor will be wholly responsible for the amount of the key deposit upon its loss.
E)	The sub-tenant is responsible for any and all utility, hydro, gas, or other bills incurred by the sub-tenant during their tenancy. This excludes any bills that are part of an “all-inclusive” package or other utility package included by landlord in the rent for a given lease.

GUARANTOR FORM

In consideration of the Owner (Tenant) allowing the renting of the Rented Premises to the Resident (Sub-Tenant), the Guarantor, guarantees to the Owner, its successors and assigns, the payment by the Resident of rent (and all other sums of money in accordance with the provisions of the Sublet Agreement) and that the Resident will perform and observe all their covenants, agreements and obligations under this agreement.

The Guarantor agrees that he/she is primarily liable to the Owner and that he/she will not be released nor his/her liability under this Lease be limited or lessened by any variation in or departure from the terms of the Lease nor by the Owner granting time, accepting proposals, granting releases or otherwise dealing with any of the Residents.

The Guarantor by signing this agreement consents to a light credit check (this will not affect score) in order to verify their creditworthiness.

The Resident and Guarantor expressly acknowledge and agree, that together with the other occupants and Guarantors of the Rented Premises control the access to the whole of the rented premises, its common elements and individual rooms and as such agree to be jointly and severally liable together with other Occupants of the Rented Premises for any damage caused to the common area elements during the term of this agreement. The Resident and Guarantor further agree to immediately report any such damage to the Owner forthwith upon such damage occurring, including particulars as to the person(s) who caused such damage.

SUB-TENANT NAME: _____

RENTED ADDRESS: _____

MONTHLY RENTAL AMOUNT: \$

RENTAL TERM: _____

Guarantor Name	Phone # / Email	Home Address

THE GUARANTOR SIGNING THIS AGREEMENT TAKES FULL RESPONSIBILITY FOR ALL OF THE TERMS AND CONDITIONS IN THE "Sublet Agreement" THAT THE SUB-TENANT IS RESPONSIBLE FOR, SIGNED BY THE SUB-TENANT FOR WHOM THEY ARE THE GUARANTOR.

Date

Guarantor