

# TENNESSEE SUBLEASE AGREEMENT

**I. TERM** – This legal document (“Hereinafter referred to as “Sub-Lease Agreement”) to

begin on \_\_\_\_\_ and ending \_\_\_\_\_.  
*Date Date*

**II. SUBLESSOR, SUBLESSEE, AND LESSOR** – This Sub-Lease Agreement is between \_\_\_\_\_ (Hereinafter referred to as the “Lessor”),

\_\_\_\_\_  
*Print Name*  
\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Print Name*  
(Hereinafter referred to as the “Sublessee”)

**III. PREMISES** – The Sublessor agrees to sublet the Premises located at

\_\_\_\_\_  
*Street Address* City of \_\_\_\_\_ State of \_\_\_\_\_  
*City*  
\_\_\_\_\_  
*State* Zip Code \_\_\_\_\_ (Hereinafter referred to as the “Premises”) to  
*Zip Code*

the Sublessee only for the purposes of residential use. The Sublessor agrees to include furnishings and appliances as described:

\_\_\_\_\_  
*Furnishings and Appliances*

If there are any common areas for use but which are shared between other Tenants or the Lessor, Sublessee shall have the every right to use said areas. If there are any restrictions on said common areas they are:

\_\_\_\_\_  
*Restrictions*

**IV. PARENT AGREEMENT** – Sublessor and Sublessee acknowledge that this agreement is contingent upon Sublessor’s lease agreement with Lessor (Hereinafter referred to as “Parent Agreement”) beginning \_\_\_\_\_ and

\_\_\_\_\_  
*Date*  
ending on \_\_\_\_\_ signed on \_\_\_\_\_.  
*Date Date*

**V. RENT**

Sublessee shall pay rent to Lessor payable to in the monthly installments of

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

*Amount*

\$

payable in the name of \_\_\_\_\_.

*Payable to*

**Payments are due on the \_\_\_\_\_ of every month** (Hereinafter referred to as the “Due

#

Date”) beginning \_\_\_\_\_.

*Date*

sent to \_\_\_\_\_ City of \_\_\_\_\_ State of

*Street Address*

*City*

\_\_\_\_\_ Zip Code \_\_\_\_\_ or if there is another way the Lessor would like to

*State*

*Zip Code*

receive rental payments it shall be described as follows:

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*Other*

*(if applicable) Prorated first month's rent.*

For the period from Sublessee’s move-in date \_\_\_\_\_, through the end

*Sublessee's Move-in Date*

of the month, Sublessee will pay to Seblessor the prorated monthly rent of

\$ \_\_\_\_\_.

*Prorated Rent Amount*

This amount will be paid on or before the date the Sublessee moves in.

**VI. SUB-LEASE TERMS** – Sublessee must comply with the terms and conditions of the Parent Agreement.

**VII. DEPOSITS AND CHARGES** - In addition to Rent described above, the Sublessee shall pay the following to the items that apply:

**A. Deposits (check all that apply)**

- \_\_\_\_\_ - Security Deposit of \$ \_\_\_\_\_, paid upon signing the Lease  
\$
- \_\_\_\_\_ - Last Month's Rent of \$ \_\_\_\_\_, paid upon signing the Lease  
\$
- \_\_\_\_\_ - Rent in advance of \$ \_\_\_\_\_, paid upon signing the Lease  
\$
- \_\_\_\_\_ - Pet Deposit of \$ \_\_\_\_\_, paid upon signing the Lease  
\$
- \_\_\_\_\_ - Other \_\_\_\_\_  
\$

If the Sublessee has paid a deposit or an advancement of rent, the Lessor or Sublessor shall deposit the money in a separate interest bearing or non-interest bearing account for the benefit of the Sublessee. Furthermore, within \_\_\_\_\_ days after Sublessee has vacated the premises, returned keys, and provided Lessor with a forwarding address, Lessor will give Sublessee an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by the Sublessor, along with a check for any deposit balance.

**B. Late Charges** - If Rent has not been paid in full to the Lessor by the Due Date as stated in **Section V** the Lessor has the right to either:

**(choose one option)**

- \_\_\_\_\_ - Charge Sublessee fee of \$ \_\_\_\_\_, for every day after the Due Date.  
\$
- \_\_\_\_\_ - Charge Sublessee fee of \_\_\_\_\_% of the amount due, for every day after the Due  
%

Date.

**VIII. UTILITIES** – Sublessee is responsible for the following utility charges:

- \_\_\_\_\_ - Electricity
- \_\_\_\_\_ - Water
- \_\_\_\_\_ - Cable
- \_\_\_\_\_ - Internet
- \_\_\_\_\_ - Heat
- \_\_\_\_\_ - Other \_\_\_\_\_

*Other*

**IX. DISCLOSURES** – Sublessee agrees and acknowledges the disclosures attached to this agreement by filling in their initials below;

\_\_\_\_\_ - State of \_\_\_\_\_ required disclosures

*State*

\_\_\_\_\_ - Sublessee Rules and Regulations

\_\_\_\_\_ - Sublessee Checklist Upon Move-In

\_\_\_\_\_ - Other \_\_\_\_\_

*Other*

**X. ADDITIONAL ADDENDUMS** – If any Additional addendum(s) to this agreement, is described as:

*Additional Addendums*

**XI. DISCLAIMER** – If one sentence, section, or portion of this Sublease Agreement is deemed to be invalid, it does not affect the terms of the rest of this document.

**XII. TENANCY** – If for any reason the Sublessee or Sublessee’s guest(s) fail to comply with this Sublease or Parent Agreement, or the Sublessee misrepresented themselves in this Sublease Agreement or on the Rental Application, the Sublessee may be found in violation of this Sublease Agreement and at the Lessor’s decision this document may become Void.

**XIII. TIME** - Is of the essence.

**XIV. LESSOR’S CONSENT** – I, the Lessor, hereby consent to this Sublease Agreement and agree to promptly notify Sublessor within 3 business days in writing if Sublessee is in breach of this Sublease Agreement. Nothing herein shall constitute a release of Sublessor, who shall remain bound by the terms of the Parent Lease. Nothing herein shall constitute consent to any further Sublease or assignment of the Parent Lease or this Sublease.

In accordance with the law, prior to Lessor’s consent, Sublessor has informed Lessor of Sublessor’s intent to Sublease the Parent Lease by mailing a notice of such intent in the manner provided by law, accompanid by the following information.

\_\_\_\_\_ - The term of the Sublease

\_\_\_\_\_ - The name of Sublessee

\_\_\_\_\_ - The business and permanent address of Sublessee

\_\_\_\_\_ - Lessee’s reasons for Subleasing

\_\_\_\_\_ - Lessee’s address for the term of the Sublease

\_\_\_\_\_ - The written consent of any co-Lessee and Sublessee as being a true copy of the Sublease, to which a copy of the Parent Lease was attached.

\_\_\_\_\_ - The following additional information

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*Additional Information*

**XV. AUTHORIZATION & WITNESS** – IN WITNESS WHEREOF, Sublessor and Sublessee agree to the terms and have executed and dated this Sublease Agreement below.

Sublessor:

Sublessee:

\_\_\_\_\_  
*Sublessor's Printed Name*

\_\_\_\_\_  
*Sublessee's Printed Name*

\_\_\_\_\_  
*Sublessor's Signature*

\_\_\_\_\_  
*Sublessee's Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Date*

Lessor:

\_\_\_\_\_  
*Lessor's Printed Name*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*