

Subleasing at Madbury Property Management

SCROLL DOWN FOR A COPY OF WHAT A SUBLEASE AGREEMENT SHOULD LOOK LIKE

SECTION 1:

- Fill out the Tenant name who signed the lease agreement
- Add the Apt # and Bedroom Letter
- Fill out the rent amount that is due every month for the Tenant (outlined in lease agreement)
- The Dates that they will be subletting the apartment

SECTION 2:

- The name of the person subleasing from the tenant
- The rent amount the tenant and sublet agreed to pay per month
- The dates in which the sublet will be living in the tenant's room
- The total rent amount due to the tenant (# of months x the amount the sublet will pay per month)

SECTION 3:

- Tenant name and the amount of the security deposit they paid for the apartment (\$500 MadCom, \$650 Dennison, \$750 Davis, \$750 Rose)
- MPM doesn't clean in between the subleasing period and the period the tenant lives there

SECTION 4 (OPTIONAL FOR TENANT):

- If the tenant wants to collect a Security Deposit from a sublease, they are welcome to do that
- Sublease name first, then tenant name, then the amount of the Security Deposit
- MPM has no role in the Security Deposit between Tenant and Sublease

Sublease Fee:

- Tenant must pay a \$250 sublet fee that will be posted to their account once the agreement is signed by all parties

Key Transfer Agreement:

- Tenants must return ALL Keys (besides mailbox key for MadCom) prior to the sublease start date
- A request for new keys from tenant must be made and PAID for 72 hours prior to start of sublet moving in

SUBLEASE AGREEMENT GP MADBURY 17, LLC
Madbury Commons

Tenant Rent Continuation during sublease:

1. I, **John Doe, (Tenant Name)** of 17-21 Madbury Road Apt.#: **N503** **Bed: A** agree to continue paying the full rent amount of **\$1175** per month due to GP Madbury 17, LLC during the sublet period of **06/08/2025** through **08/24/2025**. Tenant acknowledges that they are responsible for all due rent payments even if Sub Lessee defaults on rent payments due to Tenant at any time during the sublease term. Tenant also acknowledges that any fees, fines, or violations imposed on sub lessee will be Tenant's responsibility to pay as fee will be posted to Tenant's resident account with GP Madbury 17, LLC.

Sub lessee Rent Amount during sublease period:

2. Sub lessee, **Brian Star, (Sub lessee Name)**, agrees to pay **John Doe (Tenant)** rent in the amount of **\$800** per month for the term of **06/08/2025** through **08/24/2025** for a total amount of **\$ 2400** due on the first of each month or in one lump sum payment. Sub lessee acknowledges that they will abide by all lease and community rules outlined in lease agreement documents

Security Deposit from Tenant or Sub lessee:

3. I **John Doe, (Tenant Name)** agree to maintain my security deposit payment equal to **\$500** on file with GP Madbury 17, LLC during the term of the sublease period and acknowledge that I am fully responsible for any damages, etc. that may occur during sublease occupancy. I am not requiring Sub lessee to pay a security deposit directly to me. I acknowledge that GP Madbury 17, LLC is **NOT** responsible for cleaning/repairing unit prior to Tenant resuming occupancy. Tenant is responsible for completing move-in and move-out inspections of unit before and after sublease period and to report any damages to GP Madbury 17, LLC.

****If sub lessee is not paying an additional security deposit, then you are not required to complete next paragraph.**

4. I, **Brian Star, (Sub lessee Name)** agree to pay a security deposit to **John Doe, (Tenant Name)** equal to **\$500** that will cover the cost of any damages that may be made during the sub lease period. Tenant will be responsible for returning security deposit refund to Sub lessee within 30 days of sublease term expiration. Under no circumstance will GP Madbury 17, LLC be responsible for security deposit disputes or returns between these parties.

Sublease Fee (\$250) Agreement:

John Doe, (Tenant Name) is responsible for non-refundable sublease fee equal to \$250 due at time of sublease agreement signing to GP Madbury 17, LLC.

Key Transfer Agreement:

John Doe (Tenant Name) is responsible for turning in a complete set of keys prior to the start of the sublet period. Sublet must show photo ID and sign out keys at the MPM Leasing office located at 17 Madbury Rd. Suite 120. A request for key replacement must be made 72hrs prior to the start of the sublease period and all fees related to key replacement paid in full prior to keys being released to the authorized sublet.

TENANT NAME: (PRINTED)

John Doe

TENANT SIGNATURE:

John Doe

DATE: 3/18/2025

SUB LESSEE NAME: (PRINTED)

Brian Star

SUB LESSEE SIGNATURE:

Brian Star

DATE: 3/18/2025

