

SUBLEASE AGREEMENT
GP ROSEMARY, LLC
Rosemary Lane Townhouses

Tenant Rent Continuation during sublease:

1. I, _____, (Tenant Name) of 22 Rosemary Ln, Apt.#: _____ Bed: _____ agree to continue paying the full rent amount of \$ _____ per month due to GP Rosemary, LLC during the sublet period of ___/___/_____ through ___/___/_____. 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 Rosemary, LLC.

Sub lessee Rent Amount during sublease period:

2. Sub lessee, _____, (Sub lessee Name), agrees to pay _____ (Tenant) rent in the amount of \$ _____ per month for the term of ___/___/_____ through ___/___/_____ for a total amount of \$ _____ 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, _____, (Tenant Name) agree to maintain my security deposit payment equal to \$ _____ on file with GP Rosemary, 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 Rosemary, 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 Rosemary, LLC.

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

4. I, _____, (Sub lessee Name) agree to pay a security deposit to _____, (Tenant Name) equal to \$ _____ 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 Rosemary, LLC be responsible for security deposit disputes or returns between these parties.

Sublease Fee (\$250) Agreement:

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

Key Transfer Agreement

_____ (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)

SUB LESSEE NAME: (PRINTED)

TENANT SIGNATURE:

SUB LESSEE SIGNATURE:

DATE:

DATE:

GP Rosemary, LLC
LANDLORD SIGNATURE:

DATE:
