



SUBLEASE AGREEMENT

1. AGREEMENT DATE: This sublease is made on this ____ day of _____, 20__ between _____ tenant (s), and _____ subtenant (s)

2. DESCRIPTION OF THE PREMISES AND TERM: Tenant hereby leases to Subtenant his/her interest in the premises at _____ in the city/township of Ann Arbor, Michigan for the term beginning _____, 20__ and ending _____, 20____. The Subtenant agrees that the Tenant may leave the following items on the premises:

The subtenant is liable for damage or loss of the above described property caused by the subtenants' negligence.

3. RENTAL RATE: The subtenant agrees to pay for the above rental term the total sum of \$ ____ in equal monthly installments of \$ ____ beginning on the ____ day of _____, 20__ payable to the Tenant/Landlord (strike one) on or before the third day of each month, leaving a balance of \$ ____ to be paid each month by the Tenant to the Landlord. If subtenant fails to make any payment required by this agreement, the Subtenant agrees that the Tenant may bring an action for non-payment or assign said claim to the Landlord without notice to the Subtenant. Subtenant shall be liable for any costs including attorney fees.

4. SECURITY DEPOSIT:

The Subtenant agrees to pay the Tenant the sum of \$ ____ on the ____ day of _____, 20__, as a Security Deposit. The Tenant shall hold this deposit through the term of the sublease, and return it less amounts withheld as permitted by law.

The Security Deposit shall be deposited at _____ and will not be used for any purposes other than those provided for in the Security Deposit Act of Michigan, P.A. 1972, No. 348. See paragraph 6 of the original lease for additional security deposit information.

5. UTILITIES:

The Subtenant is responsible for arranging the following utility services to be in his/her name commencing on the starting day of this sublease: _____ (if none, write "none")

The following utilities will remain in the Tenant's name, but Subtenant is responsible for paying the bills in a timely fashion commencing on the starting date of this sublease: _____ (if none, write "none")

6. JOINT AND SEVERAL OBLIGATION: If said premises are sublet as a rental unit to more than one subtenant, each subtenant is jointly and severally responsible for the total rent agreed to in this sublease. If jointly and severally liable to the Tenant(s), each Subtenant may be held responsible for the total amount of rent due for the dwelling. This means that if any Subtenant fails to pay rent, any one of the other Subtenants may be held liable by the Tenant(s) for the missing and unpaid rent. The defaulting Subtenant, however, may remain liable to the other Subtenant(s) for the unpaid rent.

7. RIGHTS AND DUTIES BOOKLET: ANN ARBOR CITY ORDINANCE REQUIRES TENANT TO FURNISH TO SUBTENANT PRIOR TO EXECUTING LEASE A COPY OF RIGHTS AND DUTIES OF TENANTS. SUBTENANT'S SIGNATURE HERE ACKNOWLEDGES RECEIPT OF BOOKLET:

8. ORIGINAL LEASE: Subtenant agrees to abide by the terms of the lease between the Tenant(s), _____ and the Landlord Oxford Property Management, attached hereto and made a part of this Sublease Agreement. If the original lease is not attached, Subtenant must indicate so and initial here: _____.

BE SURE TO READ PARAGRAPH 39 OF THE ORIGINAL LEASE FOR STATE OF MICHIGAN TRUTH IN RENTING NOTICE.

9. IN WITNESS WHEREOF, the parties to this sublease affix their signatures on this ____ day of _____

TENANT (S) SIGNATURE (S)

TENANT(S) PERMANENT ADDRESS

SUBTENANT (S) SIGNATURE (S)

SUBTENANT(S) PERMANENT ADDRESS

Subtenant Phone Number

Subtenant E-mail Address