

Sub-Lease Cover Sheet

All Parties agree and understand that the attached sublease agreement is between the residents and subtenants only. The subtenants are leasing from the residents, and the residents continue to be bound to their lease with Riverrain/Pearl Street. All arrangements and details are to be worked out between the residents and the subtenants, in compliance with the Riverrain/Pearl Street lease and policies. Riverrain/Pearl Street will not be responsible for providing subtenants with keys or parking permits.

In witness whereof, the parties to this sublease affix their signatures on this _____ day of _____, 2010.

All residents and subtenants must sign below.

Tenants:

signature

signature

signature

signature

Subtenants:

signature

signature

signature

signature

Sub-Lease Agreement

This Sublease is made this _____ day of _____, 2010, between
 _____ (name all Residents on the lease) and
 _____ (Subtenants).

1. *Premises:* Tenant leases to Subtenant all of his/her interest in the Premises known as _____, Ypsilanti, MI 48197.
2. *Term:* The term of the Sublease is from _____, 2010 through _____, 2010. (The ending date must not extend past August 20, 2010 at 3:00 pm.)
3. *Rent:* Subtenant agrees to pay a total rent of \$_____ for the term, to be paid on or before the first of each month in _____ equal installments of \$_____. Rent shall be payable to _____ and remitted to _____ at _____ with the first installment being due on _____. The Riverrain/Pearl Street Tenants shall remain responsible for all deficit balances owed to the Landlord from this and/or any other approved Sublease agreement for their apartment.
4. *Security Deposit:* Prior to moving in, the Subtenant will pay the Riverrain/Pearl Street Tenant a security deposit of \$_____. Subtenant specifically agrees that recovery of his/her Security Deposit shall be from the Riverrain/Pearl Street Tenant only.
5. *Utilities:* The Subtenant shall pay the electric, gas and phone bills commencing at the starting date of the sublease.
6. *Compliance with the Riverrain/Pearl Street Lease:* Except as modified by this sublease, all terms and conditions of the Riverrain/Pearl Street Lease between the Riverrain/Pearl Street Tenant and the Landlord, dated _____ 2010 are fully applicable to the Subtenant. Subtenant has read and agrees to comply fully with all terms and conditions of that lease, a copy of which Subtenant acknowledges receiving.

Nothing herein contained shall act to relieve the Riverrain/Pearl Street Tenant from any of its duties and obligations under the lease, and the Riverrain/Pearl Tenant shall remain and shall be primarily liable as the principle lessee thereunder, and primarily liable therefore.

Tenants:

signature

signature

signature

signature

Subtenants:

signature

signature

signature

signature

Landlord Approval:

General Manager

Date

For office use only	
1) Number of people signed on lease verified as:	_____
2) Signatures on file verified by:	_____
3) Entered by accounting department:	_____