

RESIDENTIAL SUBLEASE AGREEMENT

!!!NOTICE!!!

Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from an attorney or other qualified person.

This Sublease Agreement is made between

_____, the "Sublessor," and _____, the "Sublessee," together referred to as the "Parties."

The Parties agree that the Sublessee will lease from the Sublessor a portion of the Sublessor's interest in the premises located at _____, Michigan on the following terms:

- 1. Lease Term. The lease term is for a period of _____, beginning on _____ and ending on _____.
2. Rent. Sublessee will pay a total monthly rent of \$_____. Rent shall be payable on the first day of each month directly to the Sublessor at the following address _____.
3. Master Lease. In addition to the terms and conditions of this Sublease Agreement, the Sublessee agrees to be bound by all the terms and conditions of the Master Lease between Sublessor and the Landlord, _____.
4. Security Deposit. Sublessee will pay \$_____ to Sublessor as a security deposit.
5. Inventory Checklist. At the time Sublessee takes possession of the premises, the Sublessor will provide him or her with an inventory checklist.
6. Utility and Telephone Charges. The Sublessee will pay _____% of all utility charges (water, gas, electric, and cable).
7. Condition of the Apartment. Sublessee acknowledges that he or she has examined the premises and will complete and return the inventory checklist.
8. Holdover. Sublessee will promptly vacate the premises at the end of the lease term.
9. Subleasing and Assignment. Sublessee may not sublease or assign their interest in the premises to another without Sublessor's written consent.
10. Parental Consent and Guarantee. If the Sublessee is under eighteen (18) years of age, his or her legal guardian or parent, by their signature, guarantees and agrees to perform all the terms and conditions of this Sublease Agreement.
11. This Agreement is Complete and Binding. All preliminary negotiations between the Parties are merged into, and superseded by, the terms of this Sublease Agreement.
12. Other Terms and Conditions _____
13. Landlord's Consent. This Sublease Agreement is not binding on either Party unless the Landlord gives consent by signing below.
14. Mediation Agreement. If a dispute arises out of or relates to this contract, or its breach, and if the dispute cannot be settled through negotiation, the Parties agree first to try in good faith to settle the dispute by mediation under the Mediation Rules of the American Arbitration Association before resorting to some other dispute resolution procedure.

The Parties having read, having understood, and having agreed to the above terms, sign their names as follows:

Sublessor Date Sublessee Date Landlord Date

This document was drafted as a community-service project by student residents under the supervision of clinical faculty at the MICHIGAN STATE UNIVERSITY-DETROIT COLLEGE OF LAW, RENTAL HOUSING CLINIC 541 E. Grand River Avenue, P.O. Box 310, East Lansing, MI 48826, Phone (517) 336-8088, Fax (517) 336-8089