

SUBLEASE AGREEMENT: This is an agreement to sublet real property according to the terms below:

Lessee (original tenant) _____

Sublessee (person(s) moving in) _____

and the Lessor (landlord) _____ for

the period beginning _____ and ending on _____ for the

premises located at _____ Apt. _____ City

of _____ Champaign County, Illinois. Sublease is for possession of (check

one): _____ entire rental unit or _____ % of the rental unit under the following terms:

1. Sublessee shall pay the total sum of \$ _____ as rent for the sublease term, in installments of \$ _____ due to the (check one) _____ Lessor _____ Lessee on _____

2. Lessee shall pay the remainder of the rent for the term to the (check one) _____ Lessor _____ Sublessee in installments of \$ _____ due _____

3. Sublessee shall pay a \$ _____ damage deposit to (check one) _____ Lessor _____ Lessee on or before _____, 20____.

4. A joint inspection of the premises shall be conducted by Lessee and Sublessee, recording in writing, with copies for both Lessee and Sublessee, any damage or deficiencies that exist at the start of the sublease period. Lessee shall be liable for the cost of any cleaning or repair to correct damages found at the time of this inspection. Sublessee shall be liable for the cost of any cleaning or repair to correct damages found at the end of the sublease period if not recorded on the inspection report made at the start of the sublease period, normal wear excepted.

5. The damage deposit paid by Lessee, less costs for actual damages, shall be refunded to Lessee by (check one) _____ Lessor _____ Sublessee, no later than _____ 20____.

6. The damage deposit paid by Sublessee, less costs for actual damages, shall be refunded to Sublessee by (check one) _____ Lessor _____ Lessee no later than _____ 20____.

7. Sublessee further agrees to all of the terms and conditions of the original lease, except for the rent and deposit provided therein.

8. Lessor, by signing below, consents to this sublease and agrees that Sublessee shall not be evicted for reason of breach of the lease or sublease agreement by the original Lessee.

9. Additional agreements: _____

Lessee

Date

Lessee

Date

Sublessee

Date

Sublessee

Date

Lessor

Date