

ARKANSAS SUBLEASE AGREEMENT

This **Arkansas Sublease Agreement** is made between _____ ,
individually or collectively as the "Sublandord," and _____ , as the
"Subtenant," together referred to as the "Parties."

The Parties agree that the Subtenant shall lease from the Sublandord a portion of the
Sublandlord's interest in the premises located at
_____, Arkansas (the "Premises") on the
following terms:

- 1. SUBLEASE TERM.** The term of the Sublease will be for a period of _____
months, beginning on _____ and ending on _____.
- 2. RENT.** Subtenant will pay a total monthly rent of \$_____. Rent will be payable on
the first day of each month directly to the Sublandord.
- 3. SECURITY DEPOSIT.** Subtenant will pay \$_____ to Sublandord as a security
deposit. Deductions permitted by Arkansas law may be made from the security deposit
and the remainder, if any, shall be returned to Subtenant within 21 days of the
termination of Subtenant's tenancy. The security deposit may not be used as last
month's rent.
- 4. TERMINATION NOTICE.** Subtenant's tenancy will terminate on the date specified in
Section 1 above, unless Sublandord and Subtenant sign another written agreement
prior to the end of tenancy providing for an additional period of tenancy. Subtenant is
not responsible for finding a replacement upon the termination of his/her tenancy.
- 5. SUBTENANT'S INTEREST IN THE PREMISES.** Subtenant is one of _____ total
tenants occupying the Premises (the "Tenants"). Subtenant WILL WILL NOT
share a bedroom at the Premises. If Subtenant will share a bedroom, it will be shared
with _____. Subtenant may share all of the common



spaces (e.g., living room, dining room, kitchen, bathroom) in the Premises equally with the other Tenants.

6. **OVERNIGHT GUESTS.** The Subtenant DOES DOES NOT need to obtain Sublandlord's permission prior to the stay of any overnight guest(s).

7. **UTILITY AND TELEPHONE CHARGES.** The Subtenant agrees to pay _____% of all utility charges. The Subtenant will pay _____% of the fixed monthly telephone service charges and Subtenant will pay 100% of those telephone charges for which s/he is directly and individually responsible.

8. **HOUSEHOLD CHORES.** The Tenants will divide all household chores as follows:

9. **NOISE LEVEL.** During the hours of _____, the Tenants will maintain a noise level that will permit all tenants to study.

10. **SMOKING.** (Check one) Smoking IS , IS NOT allowed in the Premises.

11. **ALCOHOL.** (Check one) Alcohol IS , IS NOT allowed in the Premises.

12. **PARKING SPACE.** The Subtenant agrees that s/he IS IS NOT entitled to use a parking space as part of this Arkansas Sublease Agreement. The parking space, if any, is located at _____.

13. **MASTER LEASE.** In addition to the provisions of this Arkansas Sublease Agreement, the Subtenant agrees to be bound by all the conditions of the lease between Sublandlord and the landlord, _____ (the "Master Lease"). **The Master Lease is attached to this Sublease Agreement for reference.** The terms of the Master Lease are hereby incorporated into this Sublease Agreement. No representation that is not included here or in the Master Lease shall be binding upon the Parties.

14. **TERMINATION OF MASTER LEASE.** If Sublandlord terminates his/her tenancy in the Premises under the Master Lease, Sublandlord will provide thirty (30) days' notice to



We, the Undersigned, agree to the above stated terms.

Sublandlord

Signature

Printed Name

Date: _____

Subtenant

Signature

Printed Name

Date: _____

