

MICHIGAN SUBLEASE AGREEMENT



1. **AGREEMENT DATE:** This sublease is made on this _____ day of _____, 20 _____ between _____ Lessee, and _____ Sublessee.

2. **DESCRIPTION OF PREMISES:** Lessee leases to Sublessee the following premises: _____ for the term beginning _____ and ending _____

3. **RENTAL RATE:** Sublessee agrees to pay rent at the rate of \$ _____ per month in advance, beginning _____ and payable to Lessee/Lessor (strike one) on or before the _____ day of each month, leaving a balance of \$ _____ to be paid each month by the Lessee to Lessor.

4. **SECURITY DEPOSIT:** (Check and complete either paragraph "a" or "b")

a. The Sublessee agrees to pay the Lessee the sum of \$ _____ on the _____ day of _____, 20 _____, which shall reimburse Lessee for an equal portion of the Security Deposit paid by him/her to the Lessor. Lessee assigns his/her interest in said portion of the Security Deposit to Sublessee and shall provide Lessor with written notification of this assignment.

b. The Sublessee agrees to pay the Lessee the sum of \$ _____ on the _____ day of _____, 20 _____, as a Security Deposit. The Lessee 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.

5. **UTILITIES:** The Sublessee shall pay all bills on the following utilities: _____ commencing on the starting date of this sublease.

6. **JOINT AND SEVERAL OBLIGATION:** If said premises are sublet as a rental unit to more than one Sublessee, each Sublessee is jointly and severally (individually) responsible for the total rent agreed to in this sublease.

7. **"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 a lawyer, tenants union advisor, or other qualified person."**

8. **ORIGINAL LEASE:** Sublessee shall abide by the terms of the lease between the Lessee, _____ and the Lessor, _____ attached hereto and made a part of this Sublease Agreement. If the original lease is not attached, Sublessee shall affix his or her initials here: _____

9. **TENANT'S FURNISHINGS:** The Sublessee agrees that the Lessee may leave the following items on the premises: _____

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

YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN 4 DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

IF YOU HAVE GIVEN THE SECURITY DEPOSIT TO A TENANT IN EXCHANGE FOR AN ASSIGNMENT AS SET FORTH IN PARAGRAPH 4(a), THEN YOU MUST NOTIFY THE LANDLORD WITHIN FOR (4) DAYS REGARDING YOUR FOWARDING ADDRESS. IF, ON THE OTHER HAND, YOU HAVE GIVEN A SECURITY DEPOSIT TO A TENANT AS SET FORTH IN PARAGRAPH 4(b), THEN YOU MUST GIVE NOTICE OF YOUR FORWARDING ADDRESS WITHIN FOUR (4) DAYS TO THAT TENANT.

10. **LESSOR'S CONSENT:** (USE ONLY IF REQUIRED BY ORIGINAL LEASE)
Print Lessor's name: _____
Lessor's signature: _____

is aware of and consents to this Sublease Agreement provided that such consent shall not act to release or discharge the Lessee from his or her obligations under the terms of the primary Lease Agreement unless Lessor has otherwise specifically agreed in writing.

LESSEE(s);

LESSEE(s) PERMANANT ADDRESS:

SUBLESEE(s):

SUBLESEE(s) PERMANENT ADDRESS:

