

# TENNESSEE SUBLEASE AGREEMENT

*Written in accordance with the Uniform Residential Landlord and Tenant Act*

This sublease agreement entered into on \_\_\_\_\_ 20\_\_ is made between the Lessee (current tenant) \_\_\_\_\_ and the Subtenant \_\_\_\_\_, for the period beginning \_\_\_\_\_ and ending on \_\_\_\_\_ for the premises located at \_\_\_\_\_, Utah, \_\_\_\_\_. Sublease is for (check one)  entire rental unit or for  % of the rental unit. Subtenant agrees to all of the terms of the original lease except for the rent and deposit provided therein. The parties further agree:

1. Subtenant shall pay rent for the sublease period the total sum of \$\_\_\_\_\_ in installments of \$\_\_\_\_\_ due to the Lessee on \_\_\_\_\_.
2. Lessee shall pay the remainder of the rent for the term to the Lessor in installments of \$\_\_\_\_\_ due \_\_\_\_\_.
3. Subtenant shall pay a damage deposit to Lessee in the amount of \$\_\_\_\_\_ on or before \_\_\_\_\_ 20\_\_.
4. Lessee and Subtenant shall conduct a joint, written inspection at the start of the sublease period recording any damage or deficiencies that exist at that time. Lessee shall be liable for the cost of any cleaning or repair to correct damages found at the time of this inspection. Subtenant shall be liable for the cost of any cleaning or repair found at the end of the sublease and not recorded at the start of the sublease, normal wear excepted.
5. The damage deposit paid by Subtenant shall be refunded to Subtenant by Lessee, less costs for actual damages, no later than \_\_\_\_\_ 20\_\_.
6. Additional agreements:

\_\_\_\_\_  
\_\_\_\_\_

**Lessee:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Lessee:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Subtenant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Subtenant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

