

(unit address)

Sublease Agreement

The undersigned current residents, “Residents,” hereby enter into an agreement, “Sublease Agreement,” to list the dwelling located at the above-mentioned unit address, “Property,” with United Realty/Owner for the purpose of securing qualified applicants to assume responsibility for the remainder of the lease term.

1. Residents hereby agree to pay a one-time fee, “Sublease Fee,” of \$_____ (equivalent of half of one month’s rent) payable to United Realty AND a cleaning deposit of \$_____.
2. Residents hereby understand and agree that they are responsible for maintaining and leaving the Property in an appropriate condition which meets United Realty’s criteria and standards, at their sole determination. This shall include removing all personal belongings from the Property (including furniture, clothes, food, equipment, etc.) and cleaning the Property to United Realty’s standards. (see “Move-Out & Cleaning Instructions,” attached)
3. Residents hereby understand and agree that the Property will not be listed as available until the Sublease Fee and cleaning deposit are paid, the unit is inspected, and this agreement is signed by all Residents.

Upon the signing of this Sublease Agreement by the residents, United Realty will inspect the Property to determine if there are any unreported damages which need repair. If any necessary repairs exist, United Realty will address those issues before continuing with the execution of this Sublease Agreement. Conversely United Realty may determine that the Property is not in an appropriate condition for showing or advertising and may at their sole discretion decline from executing this Sublease Agreement until the Property is brought to compliance.

Resident liability for the lease term will continue until Residents have been effectively released via the Roommate Change Amendment or until the lease expires, whichever comes first.

Residents understand that by subleasing the Property, **deposit monies will not be refunded** (including security deposit and pet deposit) to Residents, and that these deposit monies will be transferred to new tenants found by United Realty.

Residents understand that **this form does not release Residents** from contractual obligations under the lease contact and the sublease will only be completed once the Roommate Change Amendment is signed by all parties.

Residents plan to vacate the Property by _____, and by which date the Property will be emptied of belongings and cleaned to United Realty’s standards. Residents will be responsible for paying rent until the new tenants move into the property, including any vacancy period used for unit cleaning.

Residents also voluntarily offer the following concessions to entice prospective tenants:

Resident SignatureDate

Resident SignatureDate

Resident SignatureDate

Resident SignatureDate

United Realty/Owner RepresentativeDate

Move Out & Cleaning Instructions

United Realty strives to provide tenants with products which reflect its standards. For this reason, Residents subleasing their unit must clean the Property upon move-out according to the instructions below. In addition, Residents must report any damages so necessary repairs can be made for the new tenants.

***Please leave the property in the manner received, or better.
Leave the property how you would expect it to be if you were moving in.***

Kitchen, Dining Area, & Utility Room

- Clean refrigerator inside and out, turn it off, unscrew the bulb (CAUTION HOT!), and leave the door open.
- Clean the stove, oven, top, drip pans, control panel and underneath the top thoroughly.
- Clean the dishwasher. (Run the dishwasher through a cycle with a cup of vinegar sitting on top shelf.)
- Clean the countertop, vent hood, and sink.
- Clean washer and dryer inside and out (if provided).
- Wipe down all the cabinets and drawers, inside and out.
- Vacuum or sweep and mop floor.
- Wipe off light fixtures and/or ceiling fan and replace any burned out light bulbs.
- Dust any blinds and windowsills.

- Wipe down all the cabinets and drawers, inside and out.
- Vacuum or sweep and mop floor and clean all baseboards.
- Wipe off light fixtures and/or ceiling fan and replace any burned out light bulbs.
- Dust any blinds and windowsills.

Yard/outside the unit

- Remove all trash in yard and outside the unit.
- Sweep off all porches, patios, and balconies.
- Any loose trash must be in a bag and put to the curb or trash pickup area.
- Trash container must be put to the curb where garbage pickup services will pick up.
- Fill in all holes from pet (if applicable).
- Remove any pet feces.

Misc.

- A/C return grill must be clean and must have a clean air filter.
- Test and replace dead batteries in smoke detectors.

Keys

- Return all door keys, remote garage door openers, and security access cards.
- If a mailbox key was provided by United Realty the unit must be turned in to our office.
- If you picked up your mailbox key from the post office, then it must be returned to the post office.
- Provide our office with a forwarding address.

Living Room & Bedroom

- Wipe fingerprints and other marks from switches, walls, and doors.
- Vacuum or sweep and mop floor and clean all baseboards.
- Wipe off light fixtures and/or ceiling fan and replace any burned out light bulbs.
- Dust any blinds and windowsills.
- Remove all items from closets and wipe closet shelves.

Bathroom

- Clean tub, toilet, vanity, and surrounding area.
- Clean mirrors and tile.
- Clean sink and all plumbing fixtures.

By signing below, Residents hereby understand and agree to follow the above instructions.

_____ Signature	_____ Date	_____ Signature	_____ Date
_____ Signature	_____ Date	_____ Signature	_____ Date
_____ United Realty Representative	_____ Date		