

## TARTAN REALTY GROUP, INC. SUB LEASE AGREEMENT

THIS SUBLEASE made as of \_\_\_\_\_

B E T W E E N

the "Resident (s)":

Names	Email Addresses
_____	_____
_____	_____
_____	_____

- and -

the "Subtenant(s)":

Names	Email Addresses
_____	_____
_____	_____
_____	_____

WHEREAS:

(A) By a lease dated \_\_\_\_\_ (the "Lease Agreement"), Bloomington Kirkwood II, LLC (the "Landlord") leased to the Tenant the premises commonly known as 425 East Kirkwood Avenue, Bloomington, Indiana 47408 Apartment # \_\_\_\_\_ (the "Premises") for a term from August \_\_, 200\_\_ to August \_\_, 200\_\_ ;

(B) The Tenant has agreed with the Subtenant to grant a sublease of the Premises on the terms stated in this Sublease;

NOW THEREFORE:

1. The Tenant hereby subleases the Premises to the Subtenant for a term from \_\_\_\_\_ to \_\_\_\_\_, at a rent equal to \$\_\_\_\_\_ per month to be made on or before the first day of the month next following and thereafter on the first day of each succeeding month throughout the term.

2. The Subtenant covenants with the Resident that they have read the Lease Agreement and agreed to all terms with in that document and as follows:

- (a) to pay the rent and other amounts payable by the tenant under the Lease Agreement and to observe and perform all of the obligations of tenant under the Lease Agreement;
- (b) to use the Premises only for the purpose of private dwelling;
- (c) to keep the Premises clean and in good and tenantable repair;

- (d) to permit the Landlord and the Tenant and persons authorized by them at all reasonable times to enter and examine the condition of the Premises and upon notice to repair in accordance with the notice, and to indemnify the Tenant against any breach of covenant in this Sublease;
- (e) not to do or permit or suffer to be done any action whereby the policy of insurance against damage to the Premises by fire may become void or voidable or the rate of premium increased;
- (f) not to assign, sublet or part with possession of any part of the Premises without the prior consent in writing of the Resident and of the Landlord ;
- (g) not to mortgage, charge or otherwise encumber its interest in this sublease;
- (h) to leave the Premises with all fixtures, leasehold improvements and additions at the termination of this sublease in good and tenantable repair.

3. The Resident hereby covenants with the Subtenant:

- (a) for quiet enjoyment;
- (b) to pay the rent reserved, by and to perform and observe the covenants on its part contained in the Lease Agreement with respect to the Premises as far as they are not hereby required to be performed and observed by the Subtenant;
- (c) to keep indemnified the Subtenant from all proceedings, damages, costs, claims and expenses arising from any omission by the Tenant to pay when due the rent reserved under the Lease Agreement or breach of any of the tenant's covenants contained in the Lease Agreement.

IN WITNESS WHEREOF the parties hereto have executed this Sublease as of the date first above written.

OWNER:

\_\_\_\_\_  
Bloomington Kirkwood II, LLC

DATE:

\_\_\_\_\_

RESIDENT:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

**SUBLESSOR 1:**

Signature

Date

Printed Name

Social Security Number

Current Phone Number

Current Address

Email

Date of Birth

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

# THE FLATS ON KIRKWOOD

www.flatsonkirkwood.com

Driver's License # and State \_\_\_\_\_  
Sublessor's Permanent Address \_\_\_\_\_  
Guarantor's Name \_\_\_\_\_  
Guarantor's Phone \_\_\_\_\_  
Emergency Contact \_\_\_\_\_  
Emergency Contact Phone \_\_\_\_\_

### SUBLESSOR 2:

Signature \_\_\_\_\_  
Date \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Social Security Number \_\_\_\_\_  
Current Phone Number \_\_\_\_\_  
Current Address \_\_\_\_\_  
Email \_\_\_\_\_  
Date of Birth \_\_\_\_\_  
Driver's License # and State \_\_\_\_\_  
Sublessor's Permanent Address \_\_\_\_\_  
Guarantor's Name \_\_\_\_\_  
Guarantor's Phone \_\_\_\_\_  
Emergency Contact \_\_\_\_\_  
Emergency Contact Phone \_\_\_\_\_

### SUBLESSOR 3:

Signature \_\_\_\_\_  
Date \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Social Security Number \_\_\_\_\_  
Current Phone Number \_\_\_\_\_  
Current Address \_\_\_\_\_  
Email \_\_\_\_\_  
Date of Birth \_\_\_\_\_  
Driver's License # and State \_\_\_\_\_  
Sublessor's Permanent Address \_\_\_\_\_  
Guarantor's Name \_\_\_\_\_  
Guarantor's Phone \_\_\_\_\_  
Emergency Contact \_\_\_\_\_  
Emergency Contact Phone \_\_\_\_\_