

(Date)

SUBLEASE AGREEMENT

Acceptance

Congratulations (sub-tenant)! I'd like to welcome you to share my home with Bodzy and I.

This is an agreement between the tenant **Kylie ******* sub-tenant **(name)** for the property at **(address)**.

Sub-Tenancy Period

This agreement will commence on **(date)** and will continue indefinitely until each party agrees to end this sub-contract under any point in the *End of Tenancy* section.

End of Tenancy

The tenant **Kylie ******* may end this agreement with two (2) weeks notice under the following circumstances;

- Rent is owing for more than two (2) weeks

The tenant **Kylie ******* and sub-tenant **(name)** may end this agreement with four (4) weeks written notice under the following circumstances;

- Both parties have decided it's not working out
- A mutual decision to end the agreement if circumstances change
- The tenant has decided to end the sub-lease and move out of the property
- The landlord is selling the property and both parties need to vacate

Rent

The agreed amount of rent is set at **\$1,781.55 per calendar month** = \$410 per week and is to be paid 4 days before the start of the month. The first month's payment is due **(date)** for the amount of **(amount)** for the period **(agreed start date to end of month)**. A bond of 4 weeks rent is required to secure the room and is due on **(date)** for the amount of **\$1,640** and to be transferred to the below account:

(Bank)
Kylie *****
BSB - *** ***
Account - ** *** *****

If the sub-tenant **(name)** is unable to pay rent for any reason, one week's notice must be given so other financial arrangements can be made by the tenant. The rent owing must be paid the following week.

Utilities

Utilities and communal items are shared 50/50 for **(address)**.

- Electricity
- NBN internet
- Household items like; cleaning products, toilet paper etc

Utilities and other bills are to be paid into the following account;

Bank
Kylie *****
BSB - *** ***
Account - *****

Bond

A bond deposit of **\$1,640** (4 week's rent), is due on **(date)** into the above NAB account. The bond covers all unnecessary damage to any part of the property and Kylie's personal items, within reason. When this agreement ends, and there is rent or utilities owing, this will be taken from the bond. The bond will be returned in full on completion of this agreement, given that no damage is done and all monies owing is up to date.

By signing below, both parties agree to the above Terms and Conditions of this sub-lease agreement.

Signature: _____

Date: _____

Tenant - **Kylie** *****

Signature: _____

Date: _____

Sub-tenant - **(name)**