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ALL Property Services, Inc.

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Residential, Commercial and HOA Property Management

Sublease Agreement

ALL LEASE PARTIES MUST SIGN TO BE VALID

I am requesting permission to sublease my residence and I understand that the following items must be complied with:

- I am responsible for my own advertising costs incurred. I am also responsible to show the residence and find the new prospective resident.
- I am requesting All Property Services, Inc. advertise and show the property and agree to place a deposit of \$_____ with All Property Services, Inc. in the amount equal to **\$75.00 X the remaining months left on the existing lease**. I understand and agree all advertising costs are my responsibility and any advertising costs not covered by the collected deposit amount will be paid immediately upon notification or invoice of owed and outstanding advertising costs. I understand and agree that I will be charged a fee of **\$50.00** per scheduled showing. I also understand and agree that all showing fees will be invoiced to me and I agree to pay said fees immediately upon receipt of invoice.
- All Property Services, Inc. has the sole right to accept or reject an applicant based upon their credit, employment or previous rental history.
- The subletting resident must pay a full month's rent as security deposit.
- The new resident will sign a lease and I understand that until the resident has signed the lease, paid the first month's rent on the residence and accepted the keys, I am not released from my lease. Should this applicant cancel his/her agreement and fail to complete this transaction, I understand that my lease is still binding.
- The rent will be kept current until the residence is sublet. I agree to pay rent on the residence through the new resident's move-in date.
- I am responsible for keeping the utilities on and current until the residence is sublet.
- I understand that I will be charged a fee of \$ **175.00** for subletting.
- I will return my keys and forwarding address to the lessor's office on move-out day. Under no circumstances will I give a copy of the keys to the subleasing resident.
- I understand that the remainder of my security deposit is refundable provided that I have complied with the above agreements, have no unpaid bookkeeping charges and am not in violation of my lease agreement.
- I/we will vacate the house/apartment and will restore it to a **Clean, Undamaged, Rentable Condition** pursuant to the conditions of our lease agreement on or before _____, 20__.

Name: _____ Home / Cell Phone: _____

Address: _____ City, State, Zip: _____

Lease Expiration Date: _____, 20__ Email: _____

Signature / Tenant Name / Date

Signature / Tenant Name / Date

Signature / Tenant Name / Date

All Property Services, Inc.

www.ALLPropertyServices.com

Serving Northern Colorado since 1986