

Sublease Agreement — State of Kentucky

State of Kentucky

Monthly Rent: _____

Security Deposit: _____

Sublease Type: Entire Unit

Start Date: _____

PARTIES & PREMISES

This Sublease Agreement is entered into between _____ ("Sublandlord"), of _____, and _____ ("Subtenant").

Sublandlord hereby subleases to Subtenant the premises located at _____. This sublease is for the entire apartment/home.

MASTER LEASE SUBORDINATION

MASTER LEASE RELATIONSHIP: This sublease is subject and subordinate to the Master Lease Agreement dated _____ between Sublandlord and the original Landlord, _____. Subtenant acknowledges receipt of a copy of the Master Lease and agrees to abide by all terms, rules, and restrictions set forth therein. Any violation of the Master Lease by Subtenant shall constitute a material breach of this Sublease.

SUBLEASE TERM

The term of this sublease shall begin on _____ and expire on _____, unless terminated earlier under the provisions of the Master Lease. Subtenant agrees to surrender the premises on the expiration date without further demand.

RENT & UTILITIES

Subtenant shall pay Sublandlord monthly rent of _____ on or before the _____ day of each month. Payments shall be made directly to Sublandlord via agreed payment methods. Any rent payments made after the due date may be subject to late charges in accordance with the laws of the State of Kentucky.

All utility charges (including water, electricity, gas, trash collection, and internet) are included in the monthly rent and shall be paid by Sublandlord.

SECURITY DEPOSIT

Subtenant shall deposit the sum of _____ with Sublandlord as security for any property damage or unpaid rent. This deposit shall be held and returned in accordance with landlord-tenant laws of the State of Kentucky, which mandate deposit return and itemized damage receipts within the state statutory timeline.

LANDLORD CONSENT

Lessor represents that written landlord consent is not required for this sublease, or has already been independently secured.

GOVERNING LAW

This Sublease Agreement shall be governed by, and construed in accordance with, the laws of the State of Kentucky.

Subtenant agrees to indemnify and hold harmless Sublandlord from any liabilities, costs, or damages arising out of Subtenant's use or occupancy of the premises.

STATE-REQUIRED PROVISIONS

KENTUCKY SUBLEASE CONDITIONS: SUBTENANT ACKNOWLEDGES THAT THIS SUBLEASE IS SUBORDINATE TO THE MASTER LEASE. SUBTENANT SHALL COMPLY WITH ALL TERMS OF THE MASTER LEASE AND STATE LANDLORD-TENANT REGULATIONS. SUBLESSOR WARRANTS THAT MASTER LANDLORD'S WRITTEN CONSENT HAS BEEN OBTAINED IF REQUIRED.

SIGNATURES

Signature

Sublandlord: _____

Date: _____

Signature

Subtenant: _____

Date: _____