

# Sublease Agreement — State of Utah

State of Utah

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 Utah.

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 Utah, 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 Utah.

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.

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### **STATE-REQUIRED PROVISIONS**

**UTAH 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: \_\_\_\_\_