

## LANDLORD CONSENT TO SUBLEASE

1. **THE PARTIES.** This Landlord Consent to Sublease Agreement ("Agreement") created on \_\_\_\_\_, is by and between:

Landlord: \_\_\_\_\_ with a mailing address of \_\_\_\_\_ ("Landlord"), and

Tenant: \_\_\_\_\_ with a mailing address of \_\_\_\_\_ ("Tenant"), who will be acting as the Sublessor under any sublease arrangement.

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties." The "Subtenant," mentioned in this Agreement, refers to the individual(s) or entity(ies) agreeing to rent the property mentioned herein from the Tenant.

2. **CURRENT LEASE.** The Parties acknowledge that the following lease agreement is currently in place with the following details:

Property Address: \_\_\_\_\_

Lease Start Date: \_\_\_\_\_

Lease End Date: \_\_\_\_\_

Hereinafter known as the "Current Lease."

3. **LANDLORD'S CONSENT.** The Landlord hereby grants their consent for the Tenant to sublet the under the Current Lease with: (check one)

☐ - **No Landlord Restrictions.** The Tenant can sublet the property in any manner legal under law and in accordance with this Agreement.

☐ - **Landlord Restrictions.** The Landlord allows the Tenant to sublet the property under the following restrictions: (check all that apply)

☐ - Subdividing Not Allowed. The Landlord does not allow the Tenant to sublet the property to more than one Subtenant.

☐ - Subtenant Approval. The Landlord must approve or reject the Subtenant within a period of \_\_\_\_ day(s). Such approval shall not be unreasonably withheld.

☐ - Monthly Rent Approval. The Landlord must approve any rent amount charged by the Tenant within a period of \_\_\_\_ day(s). Such approval shall not be unreasonably withheld.

☐ - Other. \_\_\_\_\_.

The Landlord hereby consents to any sublease of the property by the Tenant to a Subtenant, subject to the terms and conditions set forth in this agreement and the Current Lease.

**4. ADHERENCE TO CURRENT LEASE.** The Tenant and Subtenant agree to abide by all terms and conditions of the Current Lease for its remaining term. Any violation of the Current Lease terms by the Subtenant will be deemed a violation by the Tenant.

**5. TENANT'S LIABILITY.** The Tenant remains fully responsible for all obligations under the Current Lease, including rent payments, property damage, and other liabilities, regardless of any sublease arrangements.

a.) Eviction. In the event of any eviction action regarding the Subtenant, the Tenant shall be responsible for all costs related to damages, court fees, loss of rent to the Landlord, and any other direct or indirect losses incurred by the Landlord.

**6. SUBLET TERMINATION.** Any agreement made between the Tenant and Subtenant shall terminate, unless written consent is obtained from the Landlord, on the end date of the Current Lease. This section shall supersede any agreements made between the Tenant and Subtenant.

**7. GOVERNING LAW.** This Agreement shall be governed under the laws located in the State where the property is located.

**8. ADDITIONAL TERMS.**

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Tenant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_