CertRent

Sublease agreement (Dallas-Fort Worth)

SUBLEASE AGREEMENT

This Sublease Agreement is made on [DATE] between:

SUBLESSOR (original tenant): [YOUR FULL NAME], the tenant under the original lease dated [ORIGINAL LEASE DATE] with [LANDLORD NAME] ("Landlord") for the premises at [ADDRESS, UNIT], Dallas-Fort Worth, TX [ZIP] (the "Premises").

SUBTENANT: [SUBTENANT FULL NAME].

1. LANDLORD CONSENT
Sublessor confirms Landlord has consented in writing to this sublease, as required by the original lease. A copy of that written consent is attached as Exhibit A. [If the original lease does not require consent, state so here instead.]

2. TERM
This sublease begins on [START DATE] and ends on [END DATE], which may not extend beyond the end of the original lease term ([ORIGINAL LEASE END DATE]) unless the original lease is also renewed or extended.

3. RENT
Subtenant shall pay Sublessor $[AMOUNT] per month, due on the [DAY] of each month. Sublessor remains solely responsible for paying the full rent to Landlord under the original lease, regardless of whether Subtenant pays Sublessor on time.

4. SECURITY DEPOSIT (between Sublessor and Subtenant)
Subtenant shall pay Sublessor a security deposit of $[AMOUNT], separate from any deposit Sublessor paid Landlord. Sublessor will return this deposit to Subtenant within [e.g., 30] days after Subtenant vacates, minus any lawful deductions for damage beyond normal wear and tear, with a written itemized list of any deductions.

5. USE OF PREMISES
Subtenant shall use the Premises as a residence only, and shall comply with

all terms of the original lease (a copy of which Subtenant acknowledges receiving), including any rules on guests, pets, noise, and use.

6. SUBLESSOR REMAINS RESPONSIBLE TO LANDLORD

Sublessor remains the tenant of record under the original lease and remains fully responsible to Landlord for rent, damage, and lease compliance regardless of Subtenant's actions. Sublessor's recourse against Subtenant for nonpayment or damage is governed by this Sublease Agreement, separately from Sublessor's obligations to Landlord.

7. EARLY TERMINATION

If Subtenant needs to leave before the term above ends, Subtenant will give Sublessor at least [NUMBER] days' written notice and remains responsible for rent through that notice period unless the parties agree otherwise in writing.

8. GOVERNING LAW

This Sublease is governed by the laws of the State of Texas and is subject to all terms of the original lease, which controls in the event of any conflict.

SIGNATURES

Sublessor: _____ Date: _____

[SUBLESSOR FULL NAME]

Subtenant: _____ Date: _____

[SUBTENANT FULL NAME]