

SUBLEASE AGREEMENT FOR  
1760 UNION STREET, E7, BROOKLYN NY 11213

This Sublease Agreement, dated \_\_\_\_\_, is made between April Yvette Thompson, the Sublessor, and \_\_\_\_, the Sublessee.

The Sublessor and the Sublessee both agree that the Sublessee shall lease from the Sublessor a portion of the Sublessor's interest in the apartment located at 1760 Union Street, E7, Brooklyn NY 11213, the Premises, on the following terms:

1. Lease Term. The term of the Lease will be for a period of 6 months, commencing of August 30, 2018 and ending on March 2, 2019.

2. Rent. Sublessee will pay a total monthly rent of \$1900 plus PayPal transaction fees in the amount of \$55.10 per month for a total of \$1955.40 per month.

If a payment is skipped, the sublessee will be liable for a \$50 late fee as well as a \$20 per day fee until the rent is paid via PayPal to April@AprilYvetteThompson.

3. Utility and Telephone Charges. Monthly utility charges are included in the cost of the rent. Any additional utility costs above the allotted amount will be retained from the Security Deposit. Utilities bills will be compared from the previous year, should there be a significant jump in usage that will need to come out of the security deposit.

4. Security Deposit. The Sublessee will pay a security deposit to the Sublessor in the amount of \$1900 by August 1, 2019 and first month's rent by August 25, 2018 in the amount of \$1900. The sublessee may take possession of the premises on August 30, 2018.

Sublessee, the Sublessor will provide the Sublessee with an inspection form and both parties will complete the form.

The Sublessee agrees to surrender and deliver the subleased premises in the same condition as when received by the Sublessee and documented on the inspection form. At the end of the Sublease the Sublessee will complete the inspection form for the second time. The Sublessor will refund the Sublessee the deposit at the end of the term or within 30 days thereafter. Any reason for retaining a portion of the

Deposit will be explained in writing within 30 days.

5. Default. The Sublessee will default under this Sublease Agreement if any one or more of the following events (the "Event of Default") occurs:

- The Sublessee fails to pay the rent to the Sublessor or any amount of it when due or within any grace period.
- The Sublessee fails to perform any of its obligations under this Sublease Agreement or any applicable obligation under the Master Lease.
- The Sublessee abandons the Premises or uses the Premises for unpermitted or illegal purposes.

6. Remedies to Default. If the Sublessee is in default, then this agreement will immediately become null and void and the Sublessor will automatically claim right to the Security Deposit.

7. Nonpayment In the event that any rent payment required to be paid by the Sublessee is not paid in full by the 20<sup>th</sup> day of each month the sublessee shall pay to the Sublessor, in addition to such payment or other charges due hereunder, an initial late fee as additional rent in the amount of 5% of the monthly rent amount. Further, a subsequent late fee of \$20.00 per day will be incurred by the Sublessee for every day payment is delayed after the 2<sup>nd</sup> day of each month.

The Sublessee's failure to pay the rent by the 20<sup>th</sup> day of the month will trigger eviction proceedings. A Non-Payment Petition and a Notice of Petition will be filed with the housing court. The Sublessee will receive copies of the court paper in the form of a service and be required to attend housing court.

8. Termination Notice. Sublessee's tenancy will terminate on the ending date listed above unless either party requests to change the ending date and both parties agree.

9. Master Lease. This Sublease Agreement incorporates and is subject to the Master Lease

10. Termination of Master Lease. If Sublessor terminates his/her tenancy in

the Apartment, Sublessor will provide thirty days notice to Sublessee. Sublessee agrees that if the Master Lease is terminated for any reason, this Sublease Agreement will terminate effective the same date.

- 11. Agreement is Complete and Binding. Sublessee's and Sublessor's preliminary negotiations between the Parties are merged into, and superseded by, the terms of the Lease.
- 13. Legal Fees. In the event of any legal action concerning this Agreement the losing party will pay to the prevailing party reasonable attorney's fees and court costs to be fixed by the court and such judgement will be entered.
- 14. Access. The Sublessee may enter the Premises upon 24 hours notice to inspect the Premises, maintain the Premises or make repairs that the Sublessor is obligated to perform.

We, the Undersigned, agree to the above stated terms.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

S U B L E S S E E  
PRINTED NAME

SUBLESSEE PRINTED NAME

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE

SIGNATURE

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SUBLESSOR PRINTED

GUARANTOR PRINTED

\_\_\_\_\_

\_\_\_\_\_

NAME SIGNATURE

NAME SIGNATURE