

SUBLETTING AGREEMENT

Effective date: [DATE]. Complete the bracketed fields and remove unused options before signing.

Head Tenant: [FULL LEGAL NAME], [ADDRESS], [NOTICE EMAIL].

Subtenant: [FULL LEGAL NAME], [ADDRESS], [NOTICE EMAIL].

1. MAIN TENANCY AND CONSENT

Premises: [ADDRESS / AREAS]. Main lease date, parties and expiry: [DETAILS]. Required landlord consent: [WRITTEN CONSENT REFERENCE OR NOT REQUIRED]. The subtenancy begins only after required consent is obtained. Attach the relevant main lease terms and consent.

2. TERM AND CHARGES

Subtenancy: [START / END], not beyond the authorized main lease term. Rent and currency: [AMOUNT / PERIOD]. Due dates, utilities and deposit handling: [DETAILS], subject to mandatory tenancy protections.

3. USE AND CONDITION

Occupants and permitted use: [DETAILS]. The subtenant receives the attached rules and must not cause the head tenant to breach disclosed applicable terms. Furniture, condition and keys: [LIST / RECORD]. Maintenance and repair contacts: [DETAILS].

4. RESPONSIBILITIES

The head tenant remains responsible to the landlord unless the landlord agrees otherwise. Access, repair duties and deposit deductions must follow applicable requirements. The head tenant promptly forwards relevant notices affecting occupancy.

5. END AND POSSESSION

Notice and early termination: [TERMS]. If the main tenancy may end, promptly notify the subtenant and address lawful notice, refunds and relocation arrangements: [DETAILS]. Return keys and complete a documented condition inspection. No unlawful eviction or lockout is authorized.

6. NOTICES AND CHANGES

Notices must be sent to the addresses above by [AGREED DELIVERY METHOD] and take effect on [AGREED RECEIPT RULE]. Each party must promptly notify the other of changed contact details. Changes to this agreement must be recorded in writing and accepted by all affected parties.

7. LAW AND DISPUTES

Governing law: [AGREED LAW]. Courts or other agreed dispute process: [FORUM AND PROCESS]. The parties will first try to resolve a dispute through their named contacts for [NUMBER] days, without preventing urgent relief or missing a legal deadline. Nothing in this agreement removes rights or requirements that cannot lawfully be excluded.

8. COMPLETE AGREEMENT

This document and its completed schedules record the agreement on this subject. If a term cannot be enforced, the remaining terms continue to the extent permitted. Each signatory confirms authority to sign for the named party. Counterparts and electronic signatures may be used where permitted; any additional signing formalities must still be completed.

SIGNATURES

Head Tenant: [NAME]

Signature: _____ Date: _____

Signing capacity, if applicable: [TITLE / CAPACITY]

Subtenant: [NAME]

Signature: _____ Date: _____

Signing capacity, if applicable: [TITLE / CAPACITY]