

SUBLET AGREEMENT

_____ term, 20_____

_____, LLC (herein "Management"),

_____, (herein "Resident" or "Residents") and

_____, (herein "Subletter" or "Subletters"),

all herein referred to as "the Parties", hereby enter into this Agreement this _____ day of

_____ 20_____ and the Parties agree to be bound by all terms and conditions herein set forth:

- "Agreement" shall refer to the Agreement to Sublet
- "Lease" shall refer to the lease for the premises dated: _____
- "Premises" shall mean the leased premises located at:

Street Address: _____ Unit Number: _____

Village/Town: __ Geneseo _____ State & Zip Code: __ NY 14454 _____

- The terms "unit" or "premises" shall mean the leased premises.
 - "Lease" shall mean the current lease agreement which exists between Resident and Management for said unit or premises.
- 1.) Resident remains responsible for all terms and conditions of the Lease between Resident and Management. Resident is not released from any agreement between Resident and Management.
 - 2.) Subletter has received a copy of the Lease and agrees to occupy the premises and sublet from Resident. Resident and Subletter may not co – occupy the premises without the prior written consent of Management.
 - 3.) All Parties agree that Resident and Subletter are jointly and severally liable to uphold the Lease, in addition to all other terms and conditions of the Lease.
 - 4.) Management shall deem the terms and conditions of the Lease as in good standing if all terms and conditions of the Lease are upheld by Resident and/or Subletter and all other parties to the Lease.
 - 5.) All Guarantors represent they have reviewed the Lease or have chosen not to and in either case agree to uphold its terms and conditions on behalf of the Party or Parties for which they have agreed to be a Guarantor
 - 6.) All Residents on the lease must reply to an email that Management will send expressing their consent to this sublet agreement in order for it to be valid.
 - 7.) Rent is due on June 1st for the fall semester and November 15th for the spring semester.
 - 8.) Please note: Do NOT transfer funds between Resident and Subletter. All monies should be paid to Management. Security Deposits should be made payable to "HSPM".
 - 9.) Rocco J. Dragani, Manager, must sign this agreement in order for it to be valid.

I hereby confirm that I have reviewed this Agreement and the Lease between Resident(s) and Management and agree to abide by all of the terms and obligations set forth in both.

Signatures, notarizations and contact information follow on pages 2, 3 & 4

RESIDENT SIGNATURE & CONTACT INFORMATION

Resident (signature)

Home Phone: _____

Resident (print name)

Work Phone: _____

Cell Phone: _____

Street address

Email: _____

City State Zip

SUBLETTER SIGNATURE, CONTACT INFORMATION & NOTARY

Subletter (signature)

Home Phone: _____

Subletter (print name)

Work Phone: _____

Cell Phone: _____

Street address

Email: _____

City State Zip

STATE OF _____, COUNTY OF _____, ss. On the ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, "Subletter", personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public My commission expires on

SUBLETTER PARENT/GUARDIAN CO-SIGNER CONTACT INFORMATION (REQUIRED)

Parent or Guardian Name (please print)

Cell Phone

Email

Home Phone

Co-Signer/Guarantor
THIS MUST BE SIGNED IN FRONT OF A NOTARY

I have read the "RESIDENTIAL LEASE AGREEMENT" dated _____, for the property located at _____, Geneseo, New York 14454. I have also read the _____
(address & unit)
"AGREEMENT TO SUBLET".

I agree to be Co – Signer/Guarantor for _____ as a Subletter on the _____
(Print Student Lessee's Name)
referenced lease agreement, and to be bound by all terms and conditions set forth in the RESIDENTIAL LEASE AGREEMENT.

Signature of Co – Signer/Guarantor:

Please sign name

Date

Please print name

Address of Co – Signer/Guarantor

City

State

Zip

Home phone

Cell phone

Email address

Fax

STATE OF _____, COUNTY OF _____, ss.

On the _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

My commission expires on _____

Please return this form to:

Fax: 585-991-7645

Email: christine@geneseorentals.com

US Mail: HSPM, 94 Main Street, Suite 103B, Geneseo, NY 14454

Sublet Fees:

According to Section 4 on your lease, management reserves the right to charge a fee to be determined by Management.

_____ agrees to pay sublet fee of \$ _____
(Resident / Subletter)

Signature Date

All of the following conditions have been met:

- | | Mgmt Initials |
|--|-----------------|
| • Resident has submitted and Rocco has approved Request to Sublet Form | COMPLETED _____ |
| • Residents Signature & Contact Information | COMPLETED _____ |
| • Subletter Signature & Contact Information | COMPLETED _____ |
| • Subletter Co-signer form | COMPLETED _____ |
| • Residents have agreed in writing to sublet | COMPLETED _____ |
| • Subletter Security Deposit is | RECEIVED _____ |
| • Sublet fees have been PAID | PAID _____ |

This Sublet Agreement is not valid unless Rocco J. Dragani, Manager has consented to the Sublet Agreement by signature below:

Rocco J. Dragani, Manager Date

OFFICE ONLY		
_____	PAID \$ _____	ON _____
(Resident / Subletter)	(Amount)	(Date)