

SUBLEASE AGREEMENT

I (We), _____, am currently under a lease at _____, which expires _____. I understand that I am responsible for payment of rent until the date the lease expires.

I would like to give up my rights of tenancy under the lease. I am going to use my best effort to find a replacement lessee(s) acceptable to First Realty. I hereby authorize First Realty to advertise my apartment/house "for rent" and to negotiate a new lease to include the remainder of my lease term. First Realty will make reasonable efforts to secure a qualified tenant for your unit; however, those efforts shall not take priority over Lessor's right to rent other vacant units first.

I realize that First Realty is under no obligation to find a new tenant to take my place, which is solely my responsibility. If I find a suitable sublessee to take over my lease, I will see that he/she visits the First Realty office promptly to fill out an application for my rental unit. It is my responsibility to follow up with First Realty to determine if the application has been accepted and a new lease signed. I agree to give any new tenant(s) possession on _____ and to pay prorated rent up to this date. I agree to vacate leased premises and to turn in all keys by 9:00 a.m. on _____, which is at least five working days prior to the date of new occupancy. Failure to do so will incur a fine of \$75.00 per day in addition to daily rent for that period.

I understand that it is First Realty's policy to rent property on a "first come" basis, i.e. the first qualified person who has inspected the premises and is ready and willing to sign the lease has the option to do so. I also understand that I will be charged a \$250.00 sublease fee, in addition to cleaning/repair charges if necessary, as stated in my lease. This fee must be paid at the time the sublease form is submitted to First Realty. **I understand that First Realty will give my contact information to prospective tenants, and I am responsible for showing my unit.**

I UNDERSTAND THAT AFTER DECEMBER 1, 2017, FIRST REALTY RESERVES THE RIGHT TO SIGN A LEASE FOR THE SUMMER OR FALL 2018 TERM.

DATE

SIGNATURE

SIGNATURE

PHONE NUMBER