

FIND A SUBLEASE OR SUBTENANT

- **The U of I Study Abroad Housing Board**
StudyAbroad.illinois.edu
(must have student ID to view listings)
- **Craigslist.org** - don't give out personal information and watch for scams!
- **The Daily Illini** classified section

Strategies for finding a subtenant:

Don't leave it to your landlord to sublease.

Walk interested tenants to the office and make sure they sign for *YOUR* apartment.

Locating a summer subtenant: This will be difficult as many students are looking for a subtenant for the summer. Consider making your rent price negotiable.



Other Options for a 6 month Lease:

You don't HAVE to sublease. There may be other options available.

1. **University Housing Apartments** - If you are no longer a student, they may let you out of your lease early. These are apartments, not residence halls.
Housing.illinois.edu
2. **Private Certified Housing** - Some of the buildings work like University Housing and will allow you out of the lease early if you are no longer a student. Ask to see the lease.
Certified.Housing.illinois.edu
3. **Ask the Tenant Union for apartments** that MAY agree to a 6 month lease.

SUBLEASING RISKS

The sublease is not a release from the lease, both parties can be held responsible for owed money.

Some Risks of Subletting (original tenant):

1. **A sublease is NOT a release from the lease.**
You are trusting the subtenant to pay rent on time and not cause damages. You may be held responsible.
2. **If the subtenant does not pay rent**, you may be held responsible.
3. **If the subtenant causes damages** (or does not clean), you may be pursued by the landlord.

Some Risks of being the Subtenant:

1. **If the original tenant owes money**, you may be evicted. Ask for a copy of the account to see payments.
2. **If the original tenant owed rent**, you may be pursued for the money. Ask for a copy of the account to see payments.
3. **If the original tenant caused damage or owes money**, you may be pursued beyond the amount of the deposit you paid. This can occur if there was damage when you moved in, if the original tenant owes rent/fees, or there is a charge at the end of the lease.

The Tenant Union does not provide legal services of any kind. All information provided is intended to help the average person prevent problems and deal with common concerns of renting. When legal help is needed, always consult with an attorney at law.

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ILLINOIS
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Subleasing



Sublease Agreement & Facts

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AVOID SUBLEASING RISKS!

Original Tenant & Subtenant:

- Do not sublet without the landlord's written consent.**
- Sign a written sublease agreement with the landlord AND the tenant. Get a COPY.**
- Conduct a joint inspection** of the condition of the apartment on the start date of the sublease. Get it notarized for free at the Tenant Union.

Subtenant:

- Get a copy of the original lease** and read it before you sign anything or pay any money. You are subletting the lease and will be bound to all the terms.
- Look at the charges in the lease.** There may be fees at the end of the lease and the subtenant may be charged the fees if they are the last one in the rental.
- State clearly whether you are subletting the entire apartment or just one bedroom** of the apartment and shared used of common areas.
- Arrange for all utility services** to be started in your name on the start date of the sublease.
- Pay rent to the landlord** and not the tenant.
- Pay any deposit directly to the landlord**, not to the original tenant.
- Ask the landlord for the account history** to make sure all fees and rent are paid up-to-date.
- Pay with a CHECK** and get a receipt.

SUBLEASE AGREEMENT:

This is an agreement to sublet real property according to the terms below:

Lessee (original tenant) _____

Sublessee (person(s) moving in) _____

and the Lessor (landlord) _____ for

the period beginning _____ and ending on _____ for the premises located at _____ Apt. _____ City of _____ Champaign County, Illinois. Sublease is for possession of (check one): _____ entire rental unit or _____ % of the rental unit under the following terms:

1. Sublessee shall pay the total sum of \$ _____ as rent for the sublease term, in installments of \$ _____ due to the (check one) ___ Lessor ___ Lessee on _____.
2. Lessee shall pay the remainder of the rent for the term to the (check one) ___ Lessor ___ Sublessee in installments of \$ _____ due _____.
3. Sublessee shall pay a \$ _____ damage deposit to (check one) ___ Lessor ___ Lessee on or before _____, 20____.
4. A joint inspection of the premises shall be conducted by Lessee and Sublessee, recording in writing, with copies for both Lessee and Sublessee, any damage or deficiencies that exist at the start of the sublease period. Lessee shall be liable for the cost of any cleaning or repair to correct damages found at the time of this inspection. Sublessee shall be liable for the cost of any cleaning or repair to correct damages found at the end of the sublease period if not recorded on the inspection report made at the start of the sublease period, normal wear excepted.
5. The damage deposit paid by Lessee, less costs for actual damages, shall be refunded to Lessee by (check one) ___ Lessor ___ Sublessee, no later than _____, 20____.
6. The damage deposit paid by Sublessee, less costs for actual damages, shall be refunded to Sublessee by (check one) ___ Lessor ___ Lessee, no later than _____, 20____.
7. Sublessee further agrees to all of the terms and conditions of the original lease, except for the rent and deposit provided therein.
8. Lessor, by signing below, consents to this sublease and agrees that Sublessee shall not be evicted for reason of breach of the lease or sublease agreement by the original Lessee.
9. Additional agreements: _____

Lessee _____ Date _____

Lessee _____ Date _____

Sublessee _____ Date _____

Sublessee _____ Date _____

Lessor _____ Date _____