**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.

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**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.

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**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.

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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.
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: ____________________________________________________________

________________________________________ Date _________________________________
Lessee

________________________________________ Date _________________________________
Lessee

________________________________________ Date _________________________________
Sublessee

________________________________________ Date _________________________________
Sublessee

________________________________________ Date _________________________________
Lessor

Approved as to form by University of Illinois Student Legal Services - odo.s.illinois.edu/SLS