

SUBLETTING AGREEMENT

Landlord: <<Landlord's name>>

Tenant: <<Tenant's name>>

Tenancy Agreement: The assured shorthold tenancy created <<date>> between (1) the Superior Landlord

Superior Landlord: <<Name of landlord>>

Property: The property described in the Tenancy Agreement

Term: A term of << >> months commencing on the << >> day of << >> 20<< >>

Rent: £<< >> per calendar month ("Due Date") payable in advance on the << >> day of every month

1. LETTING

The Landlord lets and the Tenant occupies the Property for the Term at the Rent.

2. INCORPORATION OF TENANCY AGREEMENT TERMS

2.1 The terms conditions and obligations contained in the Tenancy Agreement shall apply to and between the parties to this Agreement except to the extent that they are inconsistent with the provisions of this Agreement and with such modifications as the parties may agree in writing to make them applicable to this Agreement.

2.2 The Tenant shall not assign, sublet or otherwise dispose of the Property and perform the obligations of the Tenant (as tenant under the Tenancy Agreement) to pay any sums to the Superior Landlord.

2.3 The Landlord shall not assign, sublet or otherwise dispose of the Property and perform the obligations of the Landlord (as landlord under the Tenancy Agreement) but instead shall perform the obligations of the Landlord.

2.3.1 That the Tenant shall not assign, sublet or otherwise dispose of the Property and enjoy the Property during the term of the tenancy with the Landlord or any person claiming under the Landlord;

2.3.2 To return to the Landlord the Property at the end of the term of the tenancy payable for any period during which the Tenant has been in possession of the Property and inhabitable provided that the Property has not been destroyed or damaged by the wilful destruction or negligence of the Tenant;

2.3.3 To pay all the sums payable by the Tenant to the Superior Landlord under the Tenancy Agreement;

2.3.4 To use reasonable care to maintain the Property in good repair and to enforce the obligations of the Tenant (as tenant under the Tenancy Agreement).

2.4 If there is any inconsistency between the provisions of this Agreement and the Tenancy Agreement the provisions of this Agreement shall prevail.

3. **[TERMINATION**

Either Party may give not l
end this Agreement provid
period and must not expire

prior written notice at any time to
t expire on the last day of a rental
nths from the start of the Term.]

SIGNED by
<<Name of Landlord >>
Landlord

SIGNED by
<<Name of Tenant(s)>>
Tenant(s)

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