



Sublease Form

- 1. Whether Celtic Property Investments, LLC, Pixel Properties, LLC, or Daniel S. Lyons owns your rental unit, any of these mentioned entities will herein be referred to as "Landlord."
- 2. Any current resident may sublease his/her lease to a qualified applicant for a fee of \$200.
- 3. Any Tenant(s) who needs to sublet his or her room(s) agrees to find a person who is acceptable to the Landlord and any remaining current Tenants who is willing to sign on to a new lease agreement, which must be created and executed.
- 4. All sublessors are required to fill out an application for Management's approval. If approved, an appointment will need to be arranged for both parties to meet with the office staff for the transfer of the lease. Before a new lease may be initiated, the new resident must present a completed cosigner form. To complete the sublease process and transfer of the lease from one resident to another, the current resident must have a balanced rental account with no amounts outstanding and the new resident must sign a lease and have a completed cosigner form or qualify financially.
- 5. Landlord is in no way responsible for finding replacement roommates for the Tenant. The Tenant shall be responsible for the full financial obligation of this Lease if the unit is not sublet, and Landlord shall have the right to collect court costs and reasonable attorney's fees should legal action be necessary to recover the monies from Tenant.
- 6. It is the Tenant's responsibility to produce a qualified applicant and to fulfill the terms of the lease until the sublease takes place. It may be necessary to take out classified advertising, distribute flyers, or make other arrangements to notify potential replacements that your lease is available.
- 7. The full amount of the security deposit and any prepaid monies remain on the rental unit's account and will transfer directly to the new Tenant. Landlord is not responsible for the failure of the new Tenant to deliver any refund to the current Tenant.
- 8. The rental unit will transfer "as is" to the new resident. Landlord, will not conduct a move out inspection or inventory inspection. The condition of the apartment, with regard to cleanliness and damages, is between the current and new Tenant. The last Tenant in the rental unit at the end of the lease will be charged for any existing damages and necessary cleaning.
- 9. The Tenants in any case must maintain complete utility service for the full duration of the lease. Landlord will have utility services restored should Tenants allow a lapse in utility services and Tenants will be billed \$75 for any such incident.
- 10. I hereby acknowledge that Landlord and its agents are not responsible for the re-rental of my room and/or rental unit. I know that I have the sole responsibility to show the rental unit and attain final approval of the new Tenant from the office. I agree to all the above items mentioned on this Sublease Form.

Initial Here: _____

I hereby give Landlord notice that I intend to sublease all or part of my lease.

Date room or rental unit is available: _____

Full Address: _____

My Email Address: _____

My Phone Number: _____

I have read, understand and agree to all of the above regarding Landlord's subleasing process.

Current Tenant: _____ Date: _____
(please print name & sign)

New Tenant: _____ Date: _____
(please print name & sign)

Landlord or Agent: _____ Date: _____