



SUBLET PACKAGE

This package consists of :

- Sublet Checklist,
- Sublet Application,
- Addendum to Lease Agreement and
- Lease Agreement between Tenant and Sublet.

One application must be filled out completely for each sublet. **Missing signatures will result in non-approval.**

Leaseholder(s) are required to provide sublet(s) with a copy of lease. Once the sublet has read, initialed and signed, the lease leaseholder(s) must return a copy to our office. ***All leaseholders, sublets and leaseholders' guarantors must sign the Lease Addendum form.***

Once all forms have been completed, the package must be returned to Bryant Property along with an application fee of \$100.00. We will issue a letter within 24 hours informing you of our decision. ***Sublets are not allowed to move into the premises until approval has been received by Bryant Property and the resident and sublet have gone through the key pickup paperwork.***

Keys will not be released to the sublet until _____. Keys will not be released unless all residents and sublets have attended a key pickup meeting. Keys must be returned to our office at the end of the sublet period. We will then release the keys to the original leaseholder upon arrival on property.

Your continued responsibilities as the leaseholder include collecting rent from your sublet and any damages incurred. It is strongly suggested that you collect a security deposit from your sublets.

Please contact the office for questions or concerns.

Bryant Property



LEASE ADDENDUM FOR ADDRESS: _____

DATES OF OCCUPANCY: (begin) _____(end)_____

SUBLETS: By signing below, I/we agree that a copy of the original Lease Contract has been received. Upon signing this form, I/we agree that the lease has been amended from its original state to include my Tenancy for the above dates. I/we agree to abide by the Lease Contract and understand that if two or more persons designated Tenant in the original Lease Contract and this Addendum shall be joint and severable and all must execute this Addendum before taking residency.

Sublet Date

Sublet Date

Sublet Date

Sublet Date

TENANTS: By signing below, I/we understand that this document is an addendum to our lease and we agree not to be in the unit or the parking lot for the period specified above. I/we also understand that rent is still our responsibility and will not be accepted from our sublet and that our original lease is in full force and effect.

Tenant Date

Tenant Date

Tenant Date

Tenant Date

GUARANTORS: By signing below, I/we understand that this document is an addendum to the guaranteed lease that I/we have signed. Guarantor(s) warrants and represents that Guarantor has examined, approved and is fully familiar with all or the terms, conditions, and covenants of this Addendum.

Guarantor Date

Guarantor Date

Guarantor Date

Guarantor Date

The LESSOR APPROVES and EXECUTES this ADDENDUM to LEASE CONTRACT this
_____ Day of _____, 20_____.

By:

Authorized Agent for Lessor



Application Approved? Yes No By: _____

LEASE AGREEMENT BETWEEN TENANT AND SUBLET

This **LEASE CONTRACT**, dated _____ is between:

Tenant _____, _____, _____ and

Sublet _____, _____, _____.

In consideration of the mutual promises and covenants set forth herein, Tenant leases to Sublet the Premises described herein, together with the fixtures and accessories belonging to the Premises, for the Term described herein. The application for this Lease by Sublet and all representations and promises contained in the application are a part of this Lease Contract. Sublet warrants that all of information given by Sublet in the application is true and if any of the information is later determined to be false, Tenant may at Tenant's option terminate this Lease Contract.

1. PREMISES: _____
DURHAM, NH 03824

2. SUMMARY SECTION:

A. TERM OF LEASE:
Begins on: _____ and ends at 12:00 Noon on: _____

B. BASE RENT: \$_____ Due on or before the first day of each month

C. REQUIRED SECURITY DEPOSIT: \$_____

Pursuant to Chapter 351A of the Revised Statutes Annotated of the State of New Hampshire, the management shall not refuse to rent an apartment to any person because of age, sex, race, color, marital status, physical or mental handicap, religion or national origin, nor shall management discriminate in the terms offered or services rendered. This information may be used for credit inquiries and to fulfill utility company requirements. The undersigned warrants and represents that the above statements are true. If it is determined that false information has been given, this application will be denied.

**An application fee of \$100 is required to process this application.
This fee is non-refundable and is non-transferable.**

A COPY OF LICENSE AND REGISTRATION MUST ACCOMPANY THIS APPLICATION.



D. UTILITIES & SERVICES INCLUDED IN BASE RENT:

E. ADDITIONAL PROVISIONS:

3. KEYS AND LOCKS: Upon termination of this Lease Contract, Sublet shall return all of the keys to **Bryant Property** or shall pay Bryant Property a fee of **\$100.00** for each key not returned.

4. PROMISES OF THE PARTIES: No oral promises, representations, conditions or agreements have been made between the Tenant and Sublet. The written terms and conditions of this Lease Contract shall be conclusively deemed the agreement between Tenant and Sublet, and no modification, waiver, or amendment of this Lease Contract or any of its terms, conditions, or covenants shall be binding upon the parties unless made in writing and signed by the party to be bound.

SUBLET SIGNATURE(S):

| | |
|-------|-------|
| _____ | _____ |
| | Date |
| _____ | _____ |
| | Date |
| _____ | _____ |
| | Date |
| _____ | _____ |
| | Date |

TENANT SIGNATURE(S):

| | |
|-------|-------|
| _____ | _____ |
| | Date |
| _____ | _____ |
| | Date |
| _____ | _____ |
| | Date |
| _____ | _____ |
| | Date |

A copy of this agreement must be submitted to Bryant Property, LLC.



RETURN TO BRYANT PROPERTY:

- _____ 1. Completed sublet application(s) including signatures.
- _____ 2. Sublet fees
- _____ 3. Lease addendum signed by all residents, sublets and residents' guarantors.
- _____ 4. Copy of your lease initialed at the bottom of each page by your sublet(s) and signed on last page.

Once the package has been submitted, please allow 24-48 hours before an approval to be issued. You will be notified via email on the status of the approval.

Keys will be released to the sublets on June 4th We will not release keys without having completed a key pickup meeting with either all residents or sublets.

PARKING IS NOT GUARANTEED! If subletting is done during the summer months, we will issue permits on a first come, first serve basis. Our residents will have priority over sublets. If you are subletting for a semester and you have won a parking space, YOUR SPACE DOES NOT AUTOMATICALLY TRANSFER TO YOUR SUBLET. Your space goes into the lottery where there are residents waiting to park on property.

ANY PERSON(S) FOUND IN THE UNIT WITHOUT AN APPROVAL WILL BE ASKED TO LEAVE AND MAY BE CAUSE FOR EVICTION.