



1250 Fifield Street
Falcon Heights, MN 55108
{P} 651-646-7526
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SUBLEASE APPROVAL AND SUBLET AGREEMENT

Parties and Definition

Commonwealth Terrace Cooperative is the managing agent for the University of Minnesota and is the Lessor of an apartment at Commonwealth Terrace Cooperative to _____ (Lessee). Under the terms of the Lease between Lessor and Lessee subletting is prohibited without Lessor's consent and prior approval. This Sublet Agreement is between Lessee and the Sublessee whose contact information and name is set forth below. Lessor is only signing this Agreement to give its approval of the Sublease Agreement and willingness to permit Lessee to sublet the unit to Sublessee for the time period as set forth below.

Topic: Subletting Sublessee Contact Information:

Name(s): _____

Student ID: _____

Birth Date: _____

Phone Number: _____

E-mail: _____

This sublease agreement entered today, _____, is made between the Lessee, Sublessee and the Lessor for the period beginning _____ and ending on _____ for the premises located at _____, Falcon Heights, MN 55108.

The parties agree:

1. Sublessee shall pay rent for the sublease period to the total sum of \$ _____ as rent for the sublease term, in installments of \$ _____ due to the Lessee on the 1st of every month.
2. Lessee agrees that a non-member monthly rent will be charged to the above address during the months of sublease agreement unless Sublessee agrees to perform and assume membership duties in which case the member rent will continue to be charged. Membership duties will be exempt from household during the above dates if non-member fee is applied.
3. Sublessee shall pay a damage deposit of \$ _____ on or before _____ to Lessee.



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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 as the start of the sublease period. 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 inventory made at the start of the sublease period, normal wear excepted.

5. The damage deposit paid by Sublessee shall be refunded to Sublessee by Lessee, less costs for actual damages, no later than _____.

6. Sublessee further agrees to all of the terms and conditions of the original lease, except for the rent and deposit provided therein. Sublessee acknowledges that Sublessee has been given a copy of the Lease, and any Community Rules, policies, and other Lease Addendums that exist between Lessor and Lessee and Sublessee agrees that the terms and conditions of Sublessee's use of the premises is subject to all of the terms and conditions of the agreements between Lessor and Lessee.

7. Lessee and Sublessee acknowledge that Lessor is the managing agent of the property for the University of Minnesota and that all of the agreements and obligations of Lessee shall apply to Sublessee as well for the term of this Agreement and the term of Sublessee's occupancy of the premises. In the event of any breach of those agreements, Lessor shall have all of the rights given to it under the Lease and Minnesota law up to and including the right to bring an eviction action naming Sublessee and Lessee for any violation of the terms of those agreements. Lessee remains responsible for paying Lessor all sums of rent due on the 1st of every month.

Lessee Sign *Date*

Lessee Sign *Date*

Sublessee Sign *Date*

Sublessee Sign *Date*

Approved by:

Lessor Sign *Date*