

# TEXAS SUBLEASE CONTRACT

## **1. Parties Definition**

This Sublease Contract ("Contract"), dated \_\_\_\_\_ (mm/dd/yyyy), is entered into by [Sublessor's Full Name] ("Sublessor"), and [Sublessee's Full Name] ("Sublessee"), collectively known as "Parties." The Sublessor agrees to sublease, and the Sublessee agrees to occupy the premises \_\_\_\_\_ located \_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ ("Premises") under the terms described herein.

## **2. Duration**

The term of this Contract commences when the Sublessee occupies the Premises on \_\_\_\_\_ (mm/dd/yyyy) and concludes on \_\_\_\_\_ (mm/dd/yyyy).

## **3. Payment**

Sublessee shall pay rent to Sublessor in installments of \$ \_\_\_\_\_ every \_\_\_\_ (week/month) on the \_\_\_\_ day of the payment period. The payment method shall be outlined as follows:

\_\_\_\_\_.

## **4. Security Deposit**

Sublessee shall provide a security deposit of \$ \_\_\_\_\_ to Sublessor, which is subject to deductions as allowed by Texas law. Remaining funds will be returned to the Sublessee within \_\_\_\_ (#) days after this Contract ends.

## **5. Move-In Documentation**

Upon Sublessee's occupancy, both parties: \_\_\_\_ (WILL/WILL NOT) complete a move-in documentation detailing the Premises' condition, including any needed repairs or damage, unless mandated by law.

## **6. Parking**

Sublessee \_\_\_\_ (is/is NOT) allocated \_\_\_\_ (#) parking space(s) at \_\_\_\_\_.

## **7. Utilities Responsibility**

Sublessee is responsible for managing and paying for the following utilities:

Electricity: \_\_\_\_ (Yes/No)

Water: \_\_\_\_ (Yes/No)

Trash Collection: \_\_\_\_ (Yes/No)

Cable / Internet: \_\_\_\_ (Yes/No)

Heat: \_\_\_\_ (Yes/No)

Other: \_\_\_\_\_.

### **8. Smoking Rules**

Smoking by the Sublessee is: \_\_\_\_ (ONLY permitted in designated areas/NOT permitted on the Premises or in any communal areas) in the following areas: \_\_\_\_\_.

### **9. Permission for Subletting**

According to the original lease ("Master Lease") with the Landlord, subletting is: \_\_\_\_ (ALLOWED/NOT ALLOWED) and permission \_\_\_\_ (was/was NOT) granted by the Landlord prior to this Contract. If needed, consent by the Landlord will be sought immediately after this Contract is signed.

### **10. Lead-Based Paint Disclosure**

The Premises was \_\_\_\_ (constructed before 1978/NOT built before 1978). If built before 1978, a Lead-Based Paint Disclosure is attached.

### **11. Guest Policy**

Sublessee may not have anyone other than themselves reside in the Premises. Guests may not stay longer than \_\_\_\_ days unless the Sublessor gives prior approval.

### **12. Adherence to Master Lease**

This Agreement must adhere to and is subject to the Master Lease. All required disclosures and statements are deemed disclosed to Sublessee.

### **13. Impact of Master Lease Termination**

Should the Master Lease be terminated for any reason, this Sublease Contract will concurrently terminate.

### **14. Restrictions on Further Subleasing**

The Sublessee \_\_\_\_ (may/may NOT) lease, sublease, or assign the Premises without prior written consent from the Sublessor.

### **15. Conflict Resolution**

Should disputes arise, the Parties agree to first seek resolution through direct negotiation.

### **16. Condition at End of Term**

Sublessee must return the Premises, including all furnishings and decor, in the same condition as at the start of the term, allowing for reasonable wear and tear. The Sublessee is liable for damages and the actions of any guests.

### **17. Receipt of Executed Contract**

Both parties acknowledge receiving an executed copy of this Agreement.

**18. Sole Agreement**

This written Contract is the sole agreement between the Parties, with no changes valid unless made in writing and signed by both parties.

**19. Governing Law**

This Agreement is governed by the laws of Texas.

**20. Additional Provisions**

[Optional space for any additional terms and conditions the parties wish to include.]

**21. Complete Agreement**

This document constitutes the complete agreement between the Parties regarding these matters.

**22. Signatures**

Both Sublessor and Sublessee agree to the terms outlined and have executed this Contract on the dates below:

Sublessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Sublessee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_