

SUBLEASE AGREEMENT

This Sublease Agreement (this "Sublease") is made effective as of _____, by and between _____ ("Tenant") and _____ ("Subtenant"). Tenant has previously entered into a Lease Agreement or Use and Occupancy Agreement with The Trustees of Princeton University ("Landlord") dated _____ (the "Primary Lease"). Tenant now desires to sublet the leased property to Subtenant and Subtenant desires to sublet the leased property from Tenant. Therefore, the parties agree as follows:

PREMISES. Tenant, in consideration of the Sublease payments provided in this Sublease, agrees to sublet to Subtenant the property located at _____, Apartment or Unit Number _____ (the "Premises").

TERM AND POSSESSION. The term of this Sublease will begin on _____ and, unless terminated sooner pursuant to the terms of this Sublease, it will continue for the remainder of the term provided in the Primary Lease which terminates _____. Subtenant's tenancy will terminate on _____. Subtenant is not responsible for finding a replacement upon the termination of his or her tenancy.

SUBLEASE PAYMENTS. Subtenant shall pay to Tenant Sublease payments of \$_____ per month, payable in advance on the first day of each month, for a total Sublease payment of \$_____. Sublease payments shall be made to Tenant at _____, _____, which address may be changed from time to time by Tenant.

CLEANING/DAMAGE FEE. At the time of the signing of this Sublease, Subtenant shall pay to Tenant a fee of \$200.00 to be held and disbursed to Subtenant within thirty (30) days of the expiration of the Sublease when the Premises is returned in cleaned condition and if there is no damage to the Premises (normal wear and tear excepted). Any reason for retaining a portion of this fee shall be explained in writing within thirty (30) days to Subtenant.

NOTICES. Notices under this Sublease shall not be considered valid unless given or served in writing and forwarded by mail to each interested party at the following addresses:

TENANT: _____

SUBTENANT: _____

LANDLORD: HOUSING AND REAL ESTATE SERVICES _____

Such addresses may be changed from time to time by any party by providing notice to the other interested parties as described above.

GOVERNING LAW. This Sublease shall be construed in accordance with the laws of the State of New Jersey. The venue and jurisdiction for any dispute arising out of or related to this Sublease shall be Mercer County, New Jersey.

UTILITIES. All charges, unless otherwise agreed to, for utilities connected with the Premises which are to be paid by Tenant under the Primary Lease shall be paid by Subtenant to Tenant as additional Sublease payments for the term of this Sublease.

SURRENDER. Subtenant agrees to surrender and deliver to the Tenant the Premises and Tenant or Landlord-owned property within the Premises in as good a condition as they were at the beginning of the term, reasonable wear and tear excepted. Subtenant will be liable to Tenant for any damage to the Premises and Tenant or Landlord owned property therein, and for any damage to the building and common areas by Subtenant or any of Subtenant's visitors or guests.

PRIMARY LEASE. This Sublease is subject to all of the terms and conditions of the Primary Lease, a copy of which has been provided to Subtenant by Tenant. Subtenant agrees to be bound by the terms of the Primary Lease, comply with all of the obligations of Tenant under the Primary Lease, and to be subject to all of the rights of Landlord under the Primary Lease, in each case to the extent applicable and consistent with this Sublease. Subtenant will provide proof of renters insurance applicable to the location and term of sublease.

REPAIRS AND MAINTENANCE. Subtenant shall request any necessary repairs or maintenance for the Premises by generating a work order through Facilities Customer Service either by phone at 609-258-8000 or online at <http://facilities.princeton.edu/services/request-service>.

INSPECTION. By signing this Sublease, Subtenant acknowledges that he/she has inspected the Premises and found the Premises to be in satisfactory condition and free of any defects, except as noted below.

ENTIRE AGREEMENT. This Sublease constitutes the sole agreement between the parties, and no additions, deletions or modifications may be accomplished without the written consent of both parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS SUBLEASE ARE NOT LEGALLY VALID AND, THEREFORE, ARE NOT BINDING UPON EITHER PARTY).

APPROVAL. This Sublease is not binding upon either party unless approved by Housing & Real Estate Services as provided below.

[Include the following if the Premises was built before 1978:

LEAD PAINT DISCLOSURE. Subtenant acknowledges that he/she has received the following warning and has had an opportunity to review the pamphlet mentioned below at <http://www2.epa.gov/lead>.

Lead Warning Statement:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before allowing occupancy of housing that was constructed before 1978, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Tenant [has] [does not have any] knowledge of lead-based paint and/or lead-based hazards in the Premises [and has provided Subtenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Premises].

Any questions or concerns about lead-based paint can be addressed to Jacqueline Wagner, University Sanitarian, Environmental Health & Safety Department, either by phone at 609-258-1427 or by email at jw6@princeton.edu.

APPROVAL. This Sublease is not binding upon either party unless approved by Housing & Real Estate Services as provided below.

The parties hereby bind themselves to this Sublease by their signatures affixed below.

TENANT: _____

Date: _____

SUBTENANT: _____

Date: _____

APPROVED by:

Princeton University Housing and Real Estate Services

Signature: _____

Name: _____

Date: _____