

**ILLINOIS SUBLEASE AGREEMENT**

**SUBLEASE AGREEMENT:** This is an agreement to sublet real property according to the terms below:

Lessee (original tenant) \_\_\_\_\_

Sublessee (person(s) moving in) \_\_\_\_\_

and the Lessor (landlord) \_\_\_\_\_ for

the period beginning \_\_\_\_\_ and ending on \_\_\_\_\_ for the

premises located at \_\_\_\_\_ Apt. \_\_\_\_\_ City

of \_\_\_\_\_ County, Illinois. Sublease is for possession of (check one):

\_\_\_\_\_ entire rental unit or \_\_\_\_\_ % of the rental unit under the following terms:

1. Sublessee shall pay the total sum of \$ \_\_\_\_\_ as rent for the sublease term, in installments of \$ \_\_\_\_\_ due to the (check one) \_\_\_\_\_ Lessor \_\_\_\_\_ Lessee on \_\_\_\_\_

2. Lessee shall pay the remainder of the rent for the term to the (check one) \_\_\_\_\_ Lessor \_\_\_\_\_ Sublessee in installments of \$ \_\_\_\_\_ due \_\_\_\_\_

3. Sublessee shall pay a \$ \_\_\_\_\_ damage deposit to (check one) \_\_\_\_\_ Lessor \_\_\_\_\_ Lessee on or before \_\_\_\_\_, 20\_\_.

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 at the start of the sublease period. Lessee shall be liable for the cost of any cleaning or repair to correct damages found at the time of this inspection. 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 inspection report made at the start of the sublease period, normal wear excepted.

5. The damage deposit paid by Lessee, less costs for actual damages, shall be refunded to Lessee by (check one) \_\_\_\_\_ Lessor \_\_\_\_\_ Sublessee, no later than \_\_\_\_\_ 20\_\_.

6. The damage deposit paid by Sublessee, less costs for actual damages, shall be refunded to Sublessee by (check one) \_\_\_\_\_ Lessor \_\_\_\_\_ Lessee no later than \_\_\_\_\_ 20\_\_.

7. Sublessee further agrees to all of the terms and conditions of the original lease, except for the rent and deposit provided therein.

8. Lessor, by signing below, consents to this sublease and agrees that Sublessee shall not be evicted for reason of breach of the lease or sublease agreement by the original Lessee.

9. Additional agreements: \_\_\_\_\_

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sublessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sublessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessor

\_\_\_\_\_  
Date