

UK SUBLET AGREEMENT

Premises Address: _____ Agreement Date: _____

Parties:

Sublessor Full Name: _____

Sublessor Contact Info (Phone/Email): _____

Sublessee Full Name: _____

Sublessee Contact Info (Phone/Email): _____

Term and Possession:

Start Date: _____ End Date: _____

Possession Date and Time: _____

Rent and Payment Terms:

Monthly Rent Amount: _____ GBP

Payment Due Date Each Month: _____

Security Deposit Amount: _____ GBP

Use of Premises:

The Sublessee shall use the Premises solely for residential purposes and shall comply with all applicable laws and regulations. No illegal activities shall take place on the Premises. The Sublessee shall not assign or further sublet the Premises without prior written consent of the Sublessor.

Maintenance, Repairs, and Alterations:

The Sublessee shall keep the Premises in a clean and sanitary condition. The Sublessor shall be responsible for repairs and maintenance unless damage is caused by the Sublessee's negligence or misuse. The Sublessee shall not make any alterations or improvements without prior written approval of the Sublessor.

Utilities and Services:

The responsibility for payment of utilities and services shall be as follows: [Specify which party pays for electricity, gas, water, internet, council tax, etc.]. Sublessee shall not cause any interruption or disconnection of services.

Access and Inspection:

The Sublessor or authorized agents may enter the Premises upon reasonable notice to inspect, make necessary repairs, or show the Premises to prospective tenants or purchasers, in compliance with applicable laws.

Termination:

Either party may terminate this Agreement by providing written notice in accordance with the minimum notice periods

required by UK law. Upon termination, the Sublessee shall vacate the Premises and return possession to the Sublessor in good condition reasonable wear and tear excepted.

Deposit and Deductions:

The Security Deposit shall be held by the Sublessor and may be used to cover unpaid rent, damages beyond reasonable wear and tear, or other breaches of this Agreement. The Sublessor shall provide an itemized list of deductions within the time frame required by law.

Legal Compliance and Governing Law:

This Agreement is governed by and construed in accordance with the laws of England and Wales. The parties agree to comply with all applicable statutory requirements including but not limited to the Housing Act 1988 and the Landlord and Tenant Act 1985.

Liability and Insurance:

The Sublessee is responsible for their personal property and is advised to obtain appropriate insurance. The Sublessor shall maintain insurance on the Premises but is not liable for loss or damage to Sublessee's property except as required by law.

Dispute Resolution:

Any disputes arising out of or in connection with this Agreement shall be subject to the exclusive jurisdiction of the courts of England and Wales. The parties shall attempt to resolve disputes amicably before resorting to legal action.

Miscellaneous:

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or agreements. Any amendments must be in writing and signed by both parties. If any provision is found invalid or unenforceable, the remainder shall continue in full force.

Sublessor's Signature

Sublessee's Signature

Signature: _____

Signature: _____

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