

Sublease Agreement

742 Evergreen Terrace, Apt 3B, Springfield, IL 62704

This agreement is made on July 9, 2026, between **Alex Rivera** ("Sublessor") and **Jordan Blake** ("Subtenant").

1. The Apartment

The Sublessor is subletting to the Subtenant the furnished apartment at **742 Evergreen Terrace, Apt 3B, Springfield, IL 62704** (the "apartment"), including the furniture, appliances, and household items in it.

2. Term

The sublease begins on **July 9, 2026** and ends on **October 9, 2026**. The Subtenant will move out by 12:00 PM (noon) on the last day of the term, unless both parties agree otherwise in writing. If the Subtenant stays past that deadline, they owe twice the pro-rated daily rent for each extra day or partial day.

3. Rent

Rent is \$2,000.00 per month. Total rent for the term is \$6,000.00. It includes all utilities (electricity, gas, water, and internet). Rent is due monthly on the first day of each month, with the first payment at the start of the term. If rent is not paid on time, the Sublessor may cancel this sublease.

- 3 months × \$2,000.00

4. Security Deposit

The Subtenant will pay a security deposit of **\$2,000.00** when signing this agreement. The Sublessor will return it within 14 days after the term ends, once the apartment has been inspected, as long as: all rent has been paid; the apartment is in the same condition as received, apart from normal wear and tear; all belongings are removed and trash disposed of; and all keys have been returned. The Sublessor may deduct from the deposit for unpaid rent, damage beyond normal wear and tear, missing items, or unreturned keys. The deposit cannot be used as rent.

5. Keys

The Subtenant will receive keys to the building and apartment and will return all of them when they move out. The cost of any lost or unreturned keys may be deducted from the security deposit.

6. Who Can Live There

Only the Subtenant may live in the apartment, and only as a private residence. The Subtenant may not move anyone else in, pass the apartment on to someone else, or rent it out short-term (for example, Airbnb) without the Sublessor's written permission.

7. House Rules and Care

The Subtenant agrees to: keep the apartment clean and in good condition; not smoke inside; follow all building rules and keep noise reasonable; not remove or damage any furniture, appliances, or belongings in the apartment; and promptly tell the Sublessor about any damage or needed repairs. The Subtenant is responsible for any damage caused by them or their guests, beyond normal wear and tear.

8. Landlord's Lease and Entry

This sublease is subject to the Sublessor's own lease with the landlord, and the Subtenant agrees to follow its applicable terms. The Sublessor may enter the apartment with at least 24 hours' notice to inspect it or make repairs, or without notice in an emergency. As long as the Subtenant pays rent and keeps this agreement, they may occupy the premises undisturbed for the term.

9. If Things Go Wrong

If the Subtenant breaks a major term of this agreement and does not fix it within three (3) days of written notice, the Sublessor may end the sublease, require the Subtenant to move out, and recover any money owed. The Sublessor is not responsible for the Subtenant's belongings or for injuries to the Subtenant or their guests, unless caused by the Sublessor's own negligence; renters insurance is recommended.

10. The Fine Print (Illinois law)

This agreement is governed by the laws of the State of Illinois. Any dispute will be handled in the courts with jurisdiction over the apartment. This document is the entire agreement between the Sublessor and the Subtenant, and it replaces any earlier understandings between them. Any changes are only valid in writing, signed by both parties. If any part is found unenforceable, the rest still applies.

By signing below, both parties confirm they have read and agree to this Sublease Agreement.

Sublessor

Signature: _____

Print Name: Alex Rivera

Date: _____

Subtenant

Signature: _____

Print Name: Jordan Blake

Date: _____