

SUBLEASE AGREEMENT

Premises Address: _____ Sublessor: _____

Parties:

Sublessor Full Name: _____

Sublessee Full Name: _____

Contact Information: _____

Sublease Details:

Start Date: _____ End Date: _____

Monthly Rent: _____ AUD

Security Deposit: _____ AUD

Payment Method: _____

Clause 1 – Premises

The Sublessor hereby subleases to the Sublessee the premises described above (the “Premises”), together with all improvements, fixtures, and appurtenances, subject to the terms and conditions of this Agreement.

Clause 2 – Term

The sublease term shall commence on the Start Date and end on the End Date specified above, unless terminated earlier in accordance with this Agreement or by operation of law.

Clause 3 – Rent

The Sublessee shall pay to the Sublessor the Monthly Rent in advance on the first day of each month during the term of this Agreement, without demand or setoff, by the payment method specified above.

Clause 4 – Security Deposit

The Sublessee shall pay the Security Deposit upon execution of this Agreement. The Sublessor may apply the Security Deposit to cure any default by the Sublessee, damages beyond normal wear and tear, or unpaid rent. The balance, if any, shall be returned to the Sublessee within 14 days after the termination of this Agreement.

Clause 5 – Use of Premises

The Premises shall be used exclusively for residential purposes and in compliance with all applicable laws, ordinances, and regulations. The Sublessee shall not use the Premises for any unlawful or hazardous purposes.

Clause 6 – Maintenance and Repairs

The Sublessee shall maintain the Premises in a clean and sanitary condition and shall promptly notify the Sublessor of any damage or needed repairs. The Sublessor shall be responsible for all major repairs unless damage is caused by the Sublessee’s negligence.

Clause 7 – Utilities and Services

Unless otherwise agreed, the Sublessee shall be responsible for payment of all utilities and services supplied to the Premises during the term of this Agreement.

Clause 8 – Alterations

The Sublessee shall not make any structural alterations, additions, or improvements to the Premises without the prior written consent of the Sublessor.

Clause 9 – Assignment and Subletting

The Sublessee shall not assign this Agreement or further sublet the Premises without the prior written consent of the Sublessor, which shall not be unreasonably withheld.

Clause 10 – Entry by Sublessor

The Sublessor may enter the Premises upon reasonable notice (except in emergencies) for purposes of inspection, repairs, or showing the Premises to prospective tenants or purchasers.

Clause 11 – Insurance

The Sublessee is responsible for obtaining contents insurance covering personal property. The Sublessor's insurance shall not cover the Sublessee's personal property or liability.

Clause 12 – Indemnity and Liability

The Sublessee agrees to indemnify and hold harmless the Sublessor from any claims, damages, or liability arising from the Sublessee's use or occupancy of the Premises, except to the extent caused by the Sublessor's negligence.

Clause 13 – Compliance with Law

The Sublessee shall comply with all applicable laws, rules, and regulations during the term of this Agreement.

Clause 14 – Default

If the Sublessee fails to pay rent when due or breaches any other term of this Agreement, the Sublessor may give written notice to remedy the default within a reasonable period. Failure to remedy may result in termination of this Agreement and legal action.

Clause 15 – Termination

This Agreement shall terminate on the End Date unless renewed in writing. Either party may terminate earlier in accordance with Australian law and this Agreement's terms.

Clause 16 – Return of Premises

Upon termination, the Sublessee shall surrender the Premises in good condition, reasonable wear and tear excepted, and remove all personal property.

Clause 17 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Australia and the relevant State or Territory law applicable to the location of the Premises.

Clause 18 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings or agreements relating to the subject matter hereof.

Clause 19 – Amendments

No amendment or modification of this Agreement shall be valid unless in writing and signed by both parties.

Clause 20 – Notices

All notices under this Agreement shall be in writing and delivered by hand, registered mail, or email to the addresses specified by the parties.

Clause 21 – Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 22 – Waiver

Failure by either party to enforce any provision of this Agreement shall not constitute a waiver of future enforcement of that or any other provision.

Clause 23 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic means, each of which shall be deemed an original but all of which together constitute one instrument.

SUBLESSOR'S SIGNATURE

SUBLESSEE'S SIGNATURE

Signature: _____

Signature: _____

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