

SUBLETTING YOUR APARTMENT?



INSTRUCTIONS:

1. **Put the sublease agreement in writing** and get the landlord's permission to sublet the unit.

2. Be sure to **obtain a damage deposit** from subtenants.

3. **Never leave any utilities in your name**, including telephone, water, lights, cable, etc. for the subtenants to use and pay. Don't buy any sob stories about deposits or transfer charges.

4. **Know the financial history** of your subtenants.

5. Obtain a **local AND "at home" address** on all your subtenants in case you have to sue them for rent or damages.

6. **Walk through** your apartment **with the landlord** before you move out to verify any damage, and again **with the subtenant before the sub-tenant vacates in August.**

7. Remember! You will be **greatly discounting rent**; therefore, **you are taking a big risk damages to your unit** because sub-tenants who pay bargain basement prices tend not to value the property.

8. **You remain liable for unpaid rents and subtenant damages.** Yes, you can sue the subtenant for reimbursement, but this is a cumbersome process. Be careful before you enter into the role of being a landlord.



STUDENT LEGAL SERVICE

324 Illini Union (North)

Office Open: M-F, 8:30a.m.-Noon & 1:00-4:30p.m.

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