

SUBLET AUTHORIZATION

Date _____

Authorization & Request by Tenant to Sublet and/or Assign Lease Contract

This form is a multipurpose form to be used with the regular Lease Contract, Individual Lease Contract, regular Sub-lease Contract and Individual Sub-lease Contract. Wherever the words "Lease Contract" appear in this Authorization & Request by Tenant to Sublet and/or Assign Lease Contract form, the appropriate words "Individual Lease Contract" or "Sub-lease Contract", or "Individual Sub-lease Contract" are to be substituted for the words "Lease Contract". Also wherever appropriate substitute the word "Sub-tenant" for "Tenant".

I, _____ Tenant(s) of
(Name of Tenant(s) Requesting to Sublet and/or Assign)

dwelling unit _____
(Unit #) (Complex Name) (Address)

with a Lease Contract signing date of _____ request that Holton Mountain Rentals as agent for the
(Date)

Owners, Landlord, sublet and/or assign this dwelling unit for Tenant as of _____
(Date Tenant(s) can vacate by)

The entire dwelling unit will be empty Yes ___ No ___

My roommate(s) will be staying Yes ___ No ___

Tenant understands that if he moves out before the end of Lease Contract, or fails to move in, he is responsible for finding a suitable replacement tenant to take over the Lease Contract, and if he does not do this, he is responsible for paying all rent, other expenses etc. until a suitable replacement tenant can be found as stated in (Article II, Section 4) of Tenant's Lease Contract and as repeated below.

LEASE CONTRACT, ARTICLE II SECTION 4

"Tenant shall not assign, sublet, be released from or otherwise transfer his interest in this Lease Contract, or any part thereof, without the prior written consent of Landlord. Such consent may be withheld in the sole and absolute subjective discretion of Landlord. If Tenant desires to have his dwelling unit leased to replacement tenant, sub-tenant, etc..., but is unable or unwilling to locate a suitable replacement tenant, sub-tenant, etc... who is willing to pay the original monthly rental amount provided herein, Landlord may at Landlord's option assist Tenant in finding a replacement tenant, sub-tenant, etc... at Tenant's sole cost and expense. However, Landlord does not guarantee that one can or will be found, or that a suitable replacement tenant, sub-tenant, etc... will pay the full rental amount. Tenant authorizes Landlord to negotiate rental amounts and periods with replacement tenant, sub-tenant, etc... If a replacement tenant, sub-tenant, etc... is found, Tenant will nevertheless continue to be liable for making sure the full rent is paid as stated in the original Lease Contract and for all other lease obligations throughout the remaining term of the Lease Contract, and Landlord can continue to hold Tenant's security deposit on account regardless of whether or not the replacement tenant, sub-tenant, etc... is required to pay a security deposit. Landlord shall apply either or both of replacement tenant's, sub-tenant's, etc... security deposit and/or Tenant's security deposit at his discretion to cover any damages etc... done by them. Tenant and replacement tenant, sub-tenant, etc... are liable for any damages in excess of any security deposits. To simplify monthly rental payments, Landlord reserves the right to accept rent payments directly from the replacement tenant, sub-tenant, etc... rather than requiring Tenant to collect rent from the replacement tenant, sub-tenant, etc... and then pay required rent to Landlord. Tenant is responsible for any default by the replacement tenant, sub-tenant, etc... and for collecting monies owed by them unless Tenant has been released from the Lease Contract.

If after finding a suitable replacement tenant, and Landlord agrees in writing to release Tenant from Lease Contract, then Tenant's release is conditioned upon Tenant paying any damages, fees, charges, fines, rents, etc... that are due and meeting all responsibilities under this Lease Contract. If replacement tenant, sub-tenant, etc... leased dwelling unit at a lower rental rate than stated on Tenant's Lease Contract, then Tenant is responsible for paying the different between the lower monthly rental amount and Tenant's regular monthly rental amount for the remainder of the Lease Contract term before any agreement to release Tenant from Lease Contract is effective."

I also understand that any ads that Holton Mountain Rentals run on my behalf will be paid for by me and that Holton Mountain Rentals will charge me an \$85.00 administration fee for Landlord's time and effort in the re-renting of the dwelling unit (this includes answering the phone and showing the dwelling unit, redoing all necessary paperwork, etc.). This administration fee is cut to \$45.00 if dwelling unit is re-rented the same day, or if Tenant brings in a replacement tenant that Landlord agrees to rent to. If dwelling unit is not rented, Landlord agrees to credit or refund, at Landlord's option, \$40.00 of the \$85.00 administration fee.

I understand that this is an authorization and request to sublet and/or assign Lease Contract however I give Landlord, Holton Mountain Rentals, the authority to release me from my Lease Contract at their sole discretion if they so desire.

Additional Terms or Conditions: _____

Mobile Phone Number _____ Future Phone Number _____

Future Address _____

This is an authorization and request by Tenant to sublet and/or assign Lease Contract. This is not a release from Tenant's obligation to his Lease Contract. I understand that by signing this authorization and request that I am agreeing to move out if someone else is found to sublet and/or assign my Lease Contract to. I agree as of the "Date Tenant(s) can vacate by" as stated above that I will vacate the dwelling unit if a replacement tenant, sub-tenant, etc... if found by then and I agree to vacate the dwelling unit with three days notice if someone is found to sublet and/or assign my Lease Contract to subsequent to then.

(Tenant) (Tenant)

(Tenant) (Tenant)

Leasing Agent Initials _____

OFFICE USE ONLY
Sublet and/or Assign: \$85.00 Administrative fee paid _____ Date _____ Rec'd by: _____