Tennessee Residential Sublease Agreement

General template, not legal advice. Have a Tennessee attorney review before use. Last reviewed October 29, 2026.

This Sublease Agreement (the "Sublease") is made on _____ (Date signed) between the tenant under the original lease (the "Tenant") and the person taking over all or part of the home (the "Subtenant"). The home is located in Tennessee, and the law of that state governs this Sublease.

1. Parties

Tenant full name

_____

Tenant contact address during the sublease

_____

Tenant phone and email

_____

Subtenant full name

_____

Subtenant phone and email

_____

Landlord or property manager name

_____

2. The master lease

The Tenant rents the home under a lease with the landlord dated _____ (Master lease date) that ends on _____ (Master lease end date) (the "Master Lease"). A copy of the Master Lease is attached. The Subtenant agrees to follow every term of the Master Lease that applies to the subleased space, except paying rent to the landlord, which stays the Tenant's duty.

If this Sublease and the Master Lease conflict, the Master Lease controls. Nothing in this Sublease changes the Tenant's obligations to the landlord.

3. Subleased space

The Subtenant may use _____ (Whole home, or the room and areas being subleased) at _____ (Property address and unit), together with shared areas: _____ (Shared areas such as kitchen, laundry, parking). Furniture included: _____ (Furniture and items left for the Subtenant).

4. Term

The Sublease starts on _____ (Start date) and ends on _____ (End date). It ends no later than the Master Lease ends, and it ends automatically if the Master Lease ends early for any reason. The Subtenant has no right to renew.

5. Rent

The Subtenant pays the Tenant $_____ (Monthly sublease rent) per month, due on the _____ (Due day) day of each month, by _____ (Payment method). A late charge of $_____ (Late charge) applies after _____ (Grace period in days) days, to the extent allowed by law. The Tenant keeps paying the full rent due under the Master Lease to the landlord.

Some leases and local laws limit what a tenant may charge a subtenant, such as no more than the

tenant's own share of rent. Check before setting the amount.

6. Utilities and shared costs

Item	Paid by	How it is split
Electric		
Gas or heating		
Water and sewer		
Internet		
Trash		

7. Security deposit

The Subtenant pays the Tenant a security deposit of $_____ (Sublease deposit). Within the time Tennessee law requires after the Sublease ends, the Tenant returns the deposit less unpaid rent and the cost of damage beyond normal wear and tear caused during the Sublease, with an itemized list of deductions.

> Deposit return deadline: _____ (check the rule in Tennessee)

8. Condition and inspection

The Tenant and Subtenant complete a move-in checklist with dated photos before the Subtenant moves in and a move-out checklist when the Sublease ends. The Subtenant returns the space in the same condition, except normal wear and tear.

9. Rules

The Subtenant follows the Master Lease rules on guests, pets, smoking, noise and parking. The Subtenant may not sublet further, assign this Sublease, or list the space for short stays.

10. Repairs and access

The Subtenant reports repair needs to _____ (Tenant, landlord, or manager) promptly. The Subtenant allows the landlord the same access the Master Lease gives the landlord.

11. Default

If the Subtenant fails to pay rent or breaks this Sublease or the Master Lease, the Tenant may end the Sublease by written notice and the legal process Tennessee law requires. The Subtenant is responsible to the Tenant for losses caused by the Subtenant's breach, including amounts the landlord charges the Tenant.

12. General terms

This Sublease, the attached Master Lease and the landlord's consent are the whole agreement. Changes must be in writing and signed. Electronic signatures count as originals.

13. Signatures

Tenant signature

Printed name

Date

Subtenant signature

Printed name

Date

14. Landlord consent

The landlord consents to this Sublease. Consent does not release the Tenant from the Master Lease, does not create a lease between the landlord and the Subtenant, and does not mean the landlord will consent to any later sublease.

Landlord conditions of consent, if any

Landlord or agent signature

Printed name

Date

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