## officials: Be careful with subleases

**BY ADDIE SLUDER** 

**FEATURES EDITOR** 

Subletting an apartment - having someone else take over a lease for a short period of time - is a popular solution for students who plan on being away for the sum-

But some considerations should be made before agreeing to sublet or be a sublessor.

"First off, if you plan to sublet or are thinking about it, you need to check your lease," said David Crescenzo, a Student Legal Services attorney.

Leases usually explicitly say whether a sublease is allowed, and many landlords require written

If the lease does not say either way, a sublease is allowed, Crescenzo said.

In a sublease situation, the original renters essentially take responsibility for the sublessors and still have their obligations to their lease.

"In a true sublet, you become the landlord," Crescenzo said.

The biggest disadvantage of subleasing is that the original renter is ultimately responsible for any damage the sublessor does to the apartment.

take a security deposit from their sub-tenants," Crescenzo said.

Because of the potential problems resulting from subletting and issues with claiming responsibility for damage, Crescenzo said the best sublease agreements are between people who already know each other and are able to trust that everyone will be responsible.

deal with students who have prob-years.

"We suggest to people that they lems resulting from sublease as a security deposit from their agreements but that it is important to be aware of the problems that can result from a sublease.

Student Legal Services provides contract forms that students can use when subleasing an apart-

Though he said it is ideal to have a written agreement, an oral contract is equally binding if the lease He said that he does not often is for a period of less than three

because they are also bound by the tenant's contract.

Though subleasing is consid- sublet at all.'

Crescenzo also said it is impor- ered by some to be a good alternatant for the sublessor to have a tive to paying to terminate a lease copy of the original lease as well early, he said the situation is far from ideal.

"The best possible thing is not to



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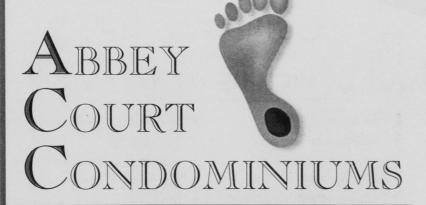
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