GENERAL

blumberg p 193 sublease agreement form

Published: September 3, 2026 | Index ID: #-

Understanding the Blumberg P 193 Sublease Agreement Form

When a tenant wants to transfer their lease rights to a new occupant, a sublease agreement is the legal bridge that makes this transition smooth, compliant, and enforceable. Among the many templates available in the market, the **Blumberg P 193 Sublease Agreement Form**stands out for its clarity, comprehensive coverage of essential clauses, and user friendly layout. Whether you are a landlord, a tenant, or a property manager, knowing how to read, fill out, and customize this form can save you time, money, and legal headaches.

This guide dives deep into the Blumberg P 193 form, explains each section, offers step by step instructions, and provides practical tips to tailor the agreement to your specific situation. By the end, you'll be equipped to create a professional sublease agreement that protects all parties involved.

Why a Sublease Agreement Matters

A sublease agreement is more than a simple rental arrangement. It is a legally binding document that:

- Defines the rights and responsibilities of the original tenant (the sublessor) and the new tenant (the sublessee).
- Provides a written record of the sublease terms, preventing disputes over rent, utilities, or property condition.
- Ensures compliance with the primary lease and local housing regulations.
- Serves as a reference for insurance and liability considerations.

Without a formal agreement, both the sublessor and sublessee risk misunderstandings that could lead to eviction notices, unpaid rent, or damage claims. The Blumberg P 193 form helps mitigate these risks by covering all the critical elements in a clear, organized manner.

Getting to Know the Blumberg P 193 Form

Developed by the Blumberg Law Group, the P 193 form is a standard, industry approved template used by real estate attorneys, property managers, and tenants across the United States. Its structure reflects common legal requirements while remaining flexible enough to accommodate unique lease arrangements.

The form is divided into several key sections:

1. Identification of Parties – Names, addresses, and contact details of the sublessor, sublessee, and landlord.
2. Premises Description – Exact location, unit number, and any shared amenities.
3. Term of Sublease – Start and end dates, renewal options, and notice requirements.
4. Rent and Payment Terms – Amount, due dates, late fees, and security deposit details.
5. Utilities and Maintenance – Allocation of responsibilities for utilities, repairs, and property upkeep.
6. Use of Property – Restrictions on occupancy, subletting, and alterations.
7. Legal and Compliance Clauses – Warranty of habitability, insurance, and governing law.
8. Signatures and Acknowledgments – Execution of the agreement by all parties.

Each section is crafted to align with typical lease provisions while offering customizable placeholders. Let's walk through each part in detail.

1. Identification of Parties

This introductory clause establishes the legal identities of all parties involved. It typically reads:

“This Sublease Agreement is made on [Date] between [Sublessor Name], residing at [Sublessor Address] (hereinafter referred to as “Sublessor”), and [Sublessee Name], residing at [Sublessee Address] (hereinafter referred to as “Sublessee”). This agreement is executed on behalf of the Landlord, [Landlord Name], owner of the property located at [Full Property Address].”

Key points to verify:

- Full legal names (no nicknames).
- Current residential addresses.
- Landlord’s legal entity (individual, LLC, corporation).
- Signature lines for each party.

2. Premises Description

Accuracy here prevents future disputes about the exact space being subleased. The form asks for:

- Unit number or suite.
- Square footage (if known).
- Included amenities (parking, storage, gym access).
- Shared spaces (laundry, common areas).

Example:

“The Sublessor hereby subleases to Sublessee the premises located at 123 Main Street, Unit 4B, 1,200 square feet, including access to the building’s gym and laundry facilities.”

3. Term of Sublease

Clarity on the lease duration is essential. The Blumberg form uses a simple table to capture:

- Start date.
- End date.
- Notice period required for termination (e.g., 30 days).
- Renewal options (if any).

Tip: Align the sublease term with the underlying lease to avoid violating the original contract’s restrictions.

4. Rent and Payment Terms

This section outlines the financial obligations. Typical fields include:

- Monthly rent amount.
- Due date each month.
- Method of payment (check, ACH, online portal).
- Late fee structure (percentage or flat fee).
- Security deposit amount and conditions for return.

Sample clause:

“Sublessee shall pay Sublessor a monthly rent of $1,200, due on the 1st of each month. A late fee of 5% will apply for payments received after the 5th. The security deposit of $1,200 is refundable upon satisfactory inspection at lease termination.”

5. Utilities and Maintenance

Utilities can be a major source of confusion. The Blumberg form allows you to specify:

- Which utilities are included in rent (water, gas).
- Which utilities the sublessee must pay (electricity, internet).
- Maintenance responsibilities (e.g., lawn care, appliance repairs).
- Reporting procedure for damages or needed repairs.

Example:

"Sublessee is responsible for electric and internet charges. Sublessor will handle routine maintenance and lawn care."

6. Use of Property

To protect the property's integrity and comply with zoning laws, this clause covers:

- Occupancy limits (number of residents).
- Prohibition of subletting without landlord approval.
- Restrictions on pets, parties, or commercial use.
- Alteration guidelines (painting, fixtures).

Sample language:

"The premises may be occupied by no more than two adults. Pets are not allowed without prior written consent from the Landlord."

7. Legal and Compliance Clauses

These clauses ensure the agreement meets statutory requirements:

- Warranty of habitability – the landlord's obligation to maintain livable conditions.
- Insurance – whether the sublessee must obtain renters' insurance.
- Governing law – the jurisdiction that will interpret the contract.
- Dispute resolution – mediation or arbitration procedures.

Example:

"This agreement shall be governed by the laws of the State of New York. Any disputes arising hereunder shall be resolved through binding arbitration."

8. Signatures and Acknowledgments

All parties must sign and date the document. The Blumberg form includes separate signature lines for:

- Sublessor.
- Sublessee.
- Landlord or authorized agent (if required).

Ensure that signatures are witnessed or notarized if local regulations demand it.

Step by Step Guide to Completing the Blumberg P 193 Form

1. Gather All Necessary Information – Have the primary lease handy, along with property details and contact information for all parties.
2. Review the Primary Lease – Verify that subleasing is permitted and note any specific clauses that must be

mirrored or referenced.

3. Fill Out the Identification Section – Double check names and addresses for accuracy.
4. Specify the Premises – Use exact unit numbers and any relevant square footage.
5. Set the Sublease Term – Align with the underlying lease and decide on renewal options.
6. Detail Rent and Deposits – Clarify payment schedule and any late fee structure.
7. Allocate Utilities and Maintenance – Clearly state responsibilities to avoid confusion.
8. Define Use Restrictions – Include occupancy limits, pet policies, and alteration rules.
9. Insert Legal Clauses – Add warranty, insurance, governing law, and dispute resolution.
10. Review, Revise, and Finalize – Double check for typos, inconsistencies, and compliance with local laws.
11. Execute the Agreement – Have all parties sign and date, ensuring witnesses or notarization if required.
12. Distribute Copies – Provide each party with a signed copy and keep a master record.

Common Pitfalls and How to Avoid Them

- Inconsistent Dates – Ensure the sublease start date matches the original lease's subletting provision.
- Overlooking the Landlord's Consent – Many leases require landlord approval for subleases; failing to obtain this can void the agreement.
- Ambiguous Utility Terms – Clearly specify which utilities are included to prevent future disputes.
- Missing Security Deposit Details – State how the deposit will be held (escrow, landlord's account) and the conditions for return.
- Ignoring Local Ordinances – Check for city or county regulations that affect subleasing, such as rent control or occupancy limits.
- Failure to Include a Dispute Resolution Clause – A clear process for handling disagreements can save time and money.

Customizing the Blumberg P 193 for Special Situations

While the standard form covers most scenarios, certain situations call for tailored adjustments:

1. Commercial Subleases

For office spaces or retail units, add clauses about:

- Business operating hours.
- Signage permissions.
- Commercial insurance requirements.

2. Short Term or Vacation Subleases

Include:

- Maximum occupancy duration (e.g., 90 days).
- Additional cleaning fees.
- Restrictions on subletting to third parties.

3. Multi Unit Complexes

When subleasing a unit in a building with shared amenities, clarify:

- Access to common areas.
- Parking assignments.
- Shared maintenance responsibilities.

Where to Find the Blumberg P 193 Form

The Blumberg Law Group offers the form for download on their official website. It is also available through:

- State housing department portals.
- Real estate attorney directories.
- Property management software platforms that integrate legal templates.

Baca Juga (Artikel Terkait)

- **automaker mini software version v8 erptoboss**
  URL: http://asphaltgallery.com/automaker-mini-software-version-v8-erptoboss.pdf
- **automata and computability**
  URL: http://asphaltgallery.com/automata-and-computability.pdf
- **automata and languages theory and applications**
  URL: http://asphaltgallery.com/automata-and-languages-theory-and-applications.pdf
- **automata and mechanical toys**
  URL: http://asphaltgallery.com/automata-and-mechanical-toys.pdf

Tags: #blumberg #sublease #agreement #form