**SUBLET RULES/NO-SUBLETTING CLAUSE**

You need to specify your terms for if you want to avoid issues with your tenants. If you don't want your tenants to, you have to state that in the lease agreement. Otherwise, your tenants might sublet the premises without your permission. You could terminate the lease in this case, but you're not going to be able to penalize them for that.

On the other hand, if you want to allow your property to be subleased, you may state the rules and regulations for that process on the lease agreement document including:

1. Who they are allowed to sublease to
2. If they need to submit a formal application and be approved
3. The minimum stay (i.e. 3 months minimum)
4. If you will allow random visitors from sites like Airbnb
5. Any security deposit you must collect from them
6. A clause that they are liable for anyone else that leases under them