

# SAMPLE SUBLEASE AGREEMENT

*Always obtain your landlord's approval prior to subletting.*

**NOTICE TO BERKELEY TENANTS WHO PLAN TO SUBLET: If your place is subject to Berkeley's rent control regulations, you may not charge your subtenant more than your legal rent. If your landlord did not furnish your rental, you may charge your subtenant for the use of your furniture and household items in a separate agreement.**

I, \_\_\_\_\_ (Sublessor) agree to sublease premises described below to

\_\_\_\_\_ (Subtenant) in consideration of a sum of money according to the terms below. Both parties agree to keep and perform all the covenants and conditions described below.

Sublessor agrees to sublet the premises located at: \_\_\_\_\_  
Street address, Unit #

\_\_\_\_\_

City

State

Zip Code

The Sublessor is subject to all the terms and conditions of the original rental agreement, a copy of which is attached to this sublease agreement.

The term of this agreement begins \_\_\_\_\_ and ends \_\_\_\_\_.  
Date Date

Subtenant agrees to surrender the premises upon the expiration of the term of this agreement in as good condition as they were at the beginning of the term, reasonable wear and use excluded.

Subtenant agrees to pay \$ \_\_\_\_\_ per \_\_\_\_\_, payable to:

\_\_\_\_\_  
Name and address

On: \_\_\_\_\_  
Due Date

In addition, the following deposit shall be paid:

Deposit: \$ \_\_\_\_\_ On: \_\_\_\_\_  
Due Date

*It is recommended that you obtain a deposit from your subtenant, but please note that deposits must be refunded within three weeks of your subtenant's departure, less any itemized expenses you withhold from the deposit for cleaning and/or damages (beyond reasonable wear and use), or for unpaid rent or utility use.*

\_\_\_\_\_  
Signature of Sublessor Date

\_\_\_\_\_  
Signature of Subtenant Date

The undersigned owner or agent hereby consents to the subleasing of the above-described premises according to the conditions of this Sublease Agreement.

\_\_\_\_\_  
Signature of Owner/Agent

\_\_\_\_\_  
Date