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