SAMPLE Sublease Agreement
Always obtain your landlord’s approval prior to subletting.

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

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 (no more than one month’s rent), but please note that deposits must be refunded within two weeks of your subtenant’s departure with a written itemized list of any deductions withheld 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

*Adapted from UC Berkeley https://calrentals.housing.berkeley.edu/flyers/SAMPLE_SUBLEASE_AGREEMENT.pdf *