

CALIFORNIA SUBLEASE AGREEMENT

1. Contracting Parties

This Sublease Agreement ("Agreement"), dated _____ (mm/dd/yyyy), is between [Sublessor's Name] ("Sublessor") and [Sublessee's Name] ("Sublessee"), collectively referred to as the "Parties." The Parties agree to the subletting terms whereby the Sublessee will occupy the property located at [Property Address] ("Premises").

2. Duration of Sublease

The term of this Agreement begins as the Sublessee occupies the Premises on _____ (mm/dd/yyyy) and will end on _____ (mm/dd/yyyy).

3. Rent Obligations

Sublessee is obligated to pay Sublessor a rent of \$_____ every ____ (week/month), due on the ____ day of each period. Payment shall be made via [Specify method of payment].

4. Security Deposit

Sublessee will pay a security deposit of \$_____ to the Sublessor. Any deductions will adhere to California law, and the remaining deposit will be returned within ____ days post-termination of this Agreement.

5. Move-In Condition Report

Upon taking possession, Sublessor and Sublessee ____ (will/will not) complete a move-in checklist to document the condition of the Premises, noting necessary repairs or damage, unless otherwise mandated by law.

6. Parking Allocation

Sublessee ____ (is/is not) entitled to use ____ (#) parking space(s) located at [Location of parking space(s)].

7. Utility Responsibilities

Sublessee is responsible for the payment of the following utilities:

Electricity: ____ (Yes/No)

Water: ____ (Yes/No)

Trash Collection: ____ (Yes/No)

Cable/Internet: ____ (Yes/No)

Heat: ____ (Yes/No)

Other: [Specify additional utilities]

8. Smoking Restrictions

Sublessee ____ (is/is not) permitted to smoke in designated area(s): [Specify areas if applicable].

9. Landlord's Consent

The Master Lease with the Landlord ____ (permits/does not permit) subletting. Permission ____ (was/was not) obtained from the Landlord before signing this Agreement.

10. Lead-Based Paint Disclosure

The Premises ____ (was/was not) built before 1978. If built prior, a Lead-Based Paint Disclosure is attached.

11. Guest Restrictions

Sublessee may not have other residents in the Premises. Guests may not stay longer than two (2) consecutive days without Sublessor's consent.

12. Compliance with Master Lease

This Agreement adheres to and is contingent upon the Master Lease between Sublessor and Landlord, which is attached hereto.

13. Termination Upon Master Lease Expiry

Should the Master Lease be terminated, this Agreement will concurrently terminate on the same date.

14. Restrictions on Further Subleasing

Sublessee ____ (may not/may) further lease, sublease, or assign the Premises without prior written consent from the Sublessor.

15. Resolution of Disputes

In the event of disputes, Parties will first attempt to resolve issues through negotiation before pursuing litigation.

16. Return Condition

Sublessee will return the Premises to Sublessor in the same condition as at the start of the term, accounting for reasonable wear and tear, and will be liable for any damages not considered normal wear.

17. Acknowledgment of Documents

Both parties acknowledge the receipt of an executed copy of this Agreement.

18. Entire Written Agreement

This document represents the full agreement between the Parties, with no changes valid unless agreed in writing by both.

19. Governing Law

This Agreement is governed by the laws of the state of California.

20. Additional Terms & Conditions

[Space for any additional provisions.]

21. Full Agreement Clause

This document contains the complete and exclusive statement of agreement between the Parties, superseding any previous agreements.

22. Signatures

Both Sublessor and Sublessee affirm their agreement to these terms by their signatures below:

Sublessor Signature: _____ Date: _____

Printed Name: _____

Sublessee Signature: _____ Date: _____

Printed Name: _____

Landlord's Consent (if applicable)

I hereby consent to this sublease arrangement as outlined in this Agreement.

Landlord Signature: _____ Date: _____

Printed Name: _____