**Sublease Agreement**

This Sublease Agreement ("Agreement") is made between the Sublessor (Original Tenant) and the Subtenant (New Tenant), collectively referred to as the "Parties," on [DATE]

**1. Sublessor Details**

Name: [Full Name of Sublessor]

Address: [Sublessor's Address]

City, State, ZIP: [City, State, ZIP Code]

Phone Number: [Sublessor's Phone Number]

Email: [Sublessor's Email]

**2. Subtenant Details**

Name: [Full Name of Subtenant]

Address: [Subtenant Address]

City, State, ZIP: [City, State, ZIP Code]

Phone Number: [Subtenant Phone Number]

Email: [Subtenant Email]

**3. Landlord Details**

Name: [Full Name of Landlord]

Address: [Landlord's Address]

City, State, ZIP: [City, State, ZIP Code]

Phone Number: [Landlord's Phone Number]

Email: [Landlord's Email]

**4. Property Information**

Address of Subleased Property: [Full Address of Subleased Property]

Description of Subleased Property: [Description of the Subleased Property, including any specific rooms or areas]

**5. Term of Sublease**

The term of this sublease shall commence on \_\_\_\_\_\_\_, and terminate on \_\_\_\_\_\_\_\_, unless terminated earlier in accordance with the terms of this Agreement.

**6. Rental Payments**

a. Monthly Rent: The Subtenant agrees to pay a monthly rent of $\_\_\_\_\_\_ (USD) to the Sublessor. The first payment shall be due on \_\_\_\_\_\_\_, and subsequent payments shall be due on the same day of each month.

b. Payment Method: The Subtenant shall make rental payments via [specify payment method accepted by the Sublessor].

**7. Security Deposit**

The Subtenant shall provide a security deposit of $\_\_\_\_\_\_ (USD) to the Sublessor upon signing this Agreement. The security deposit will be returned within [number of days] after the termination of this sublease, less any deductions for unpaid rent or damages caused by the Subtenant.

**8. Subtenant Terms and Conditions**

a. Compliance: The Subtenant agrees to comply with all terms and conditions of the original lease between the Sublessor and the Landlord, including but not limited to [list specific terms or rules].

b. Subletting: The Subtenant shall not further sublet the premises without the written consent of the Sublessor.

c. Maintenance and Repairs: The Subtenant shall be responsible for any damages caused to the subleased property during the term of this sublease, excluding normal wear and tear. The Subtenant shall promptly notify the Sublessor of any maintenance or repair issues.

d. Utilities: The Subtenant shall be responsible for paying \_\_\_\_% of utilities associated with the subleased property, including but not limited to water, electricity, gas, and internet unless other wise

e. Termination: Either party may terminate this sublease with [number of days] written notice to the other party.

e. Termination by Sublessor: If the Sublessor terminates their original lease with the Landlord for any reason, this sublease agreement shall also terminate. In such an event, the Subtenant shall be provided with 30 days written notice to vacate the premises.

**9. Condition of Premises**

a. Before Subtenant's Stay: The Sublessor acknowledges that the subleased premises are in good and habitable condition at the time of the Subtenant's occupancy. A move-in inspection report detailing the condition of the premises will be conducted by the Parties and attached to this Agreement as an addendum. The Subtenant shall review and sign the move-in inspection report within [x amount days] of occupancy, indicating agreement or noting any discrepancies.

b. After Subtenant's Stay: Upon the termination of this sublease, the Subtenant shall vacate the premises and leave it in the same condition, except for normal wear and tear. A move-out inspection will be conducted by the Parties to assess the condition of the premises. If any damages beyond normal wear and tear are found, the cost of repairing or restoring the premises to its original condition shall be deducted from the security deposit.

Please note that it's important to conduct a thorough move-in and move-out inspection and document the condition of the premises with written descriptions, photographs, or a move-in/move-out inspection checklist to protect the interests of both the Sublessor and the Subtenant.

**10. Entire Agreement**

This Agreement constitutes the entire agreement between the Parties and supersedes any prior understanding or representation, whether written or verbal.

**11. Landlord's Consent**

By signing below, the Landlord acknowledges and consents to this sublease agreement.

Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

**12. Signatures**

By signing below, the Parties acknowledge that they have read, understood, and agreed to the terms and conditions of this Sublease Agreement.

Sublessor (original tenant): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_

Subtenant (new tenant):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_

Please note that this is a generic template, and you should consult with a legal professional to ensure compliance with California laws and regulations.