

# SUBLEASE AGREEMENT

This sublease agreement is made between **[insert names here]**, individually or collectively as the “Sublandlord”, and **[insert name here]** as the “subtenant” together referred to as “the parties”.

The parties that agree that the Subtenant shall lease from the Sublandlord a portion of the sublandlord’s interest in the premises located at **[insert property address]**, California (the “premises”) on the following terms:

## 1: Sublease Term

The term of the sublease will be for a period of **[insert number of months]**, beginning on \_\_\_\_\_ and ending on \_\_\_\_\_.

## 2: Rent

Subtenant will pay a total monthly rent of \$\_\_\_\_\_ **which includes the following utilities or DOES NOT INCLUDE UTILITIES.**

Rent will be payable on the first day of each month directly to the Sublandlord.

## 3: Security Deposit

The subtenant will pay \$\_\_\_\_\_ to the Sublandlord as a security deposit.

Deductions permitted by California law may be made from the security deposit and the remainder, if any, shall be returned to the Subtenant **within 21 days of** the termination of the Subtenant’s tenancy. The security deposit may be used as last month’s rent.

## 4: Termination Notice

Subtenant's tenancy will be terminated on the date specified in section 1 above unless Sublandlord and Subtenant sign another written agreement prior to the end of the tenancy providing for an additional period of the tenancy.