

SUBLEASE FORM

This is an agreement to sublet real property according to the terms specified below. The tenant agrees to sublet, and the subtenant agrees to take the premises described below. Both parties agree to keep, perform, and fulfill the promises, conditions and agreements expressed below:

1. The tenant is: _____

2. The subtenant is: _____

3. The location of the premises is: 902 18th Boulder, CO _____ Upper Level _____ Lower Level

4. The term of this sublease is _____, beginning _____ 20__ and ending _____, 20__.

The rent is \$ _____ per month, payable in advance on the _____ day of the month.
The rent is payable to _____ at (address) _____

5. The sublease agreement will terminate on (date) _____. There shall be no holding over under the terms of this sublease agreement under any circumstances.

6. All charges for utilities connected with premises which are to be paid by the tenant under the master lease shall be paid by the subtenant for the term of this sublease.

7. Subtenant agrees to surrender and deliver to the tenant the premises and all furniture and decorations within the premises in as good a condition as they were at the beginning of the sublease term, reasonable wear and tear excepted. The subtenant will be liable to the tenant for any damages occurring to the premises or the contents thereof or to the building which are done by the subtenant or guests.

8. Subtenant agrees to pay tenant a deposit of \$ _____ to cover damages beyond normal wear and tear, unpaid rent, and unpaid utilities. Tenant agrees that if the premises and contents thereof are returned in the same condition as when received by the subtenant, reasonable wear and tear thereof excepted, and if there is no unpaid rent or unpaid utility bills owed by the subtenant, tenant will refund to the subtenant \$ _____ at the end of the term, or within 30 days thereafter. Any reason for retaining a portion of the deposit shall be explained in writing within 30 days to the subtenant.

9. At the time of the taking possession of the premises by the subtenant, the tenant will provide the subtenant with an inventory form within three (3) days of taking possession.

10. The sublease agreement incorporates and is subject to the original lease agreement between the tenant and landlord, a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were set out here at length. The subtenant agrees to assume all of the obligations and responsibilities of the tenant under the original lease for the duration of the sublease agreement.

11. In the event of any legal action concerning this sublease, the losing party shall pay to the prevailing party reasonable attorney's fees and court costs to be fixed by the court wherein such judgment shall be entered.

12. Other terms and conditions _____

13. This lease constitutes the sole agreement between the parties and no additions, deletions, or modifications may be accomplished without the written consent of both parties. (Any oral representations made at the time of executing this lease are not legally valid, and therefore are not binding upon either party).

14. The words "tenant" and "subtenant" as used herein include the plural as well as the singular; no regard for gender is intended by the language of this sublease.

15. If the subtenant is under 18 years of age, then his/her legal guardian or parent guarantees and agrees to perform all of the terms, covenants and conditions of this sublease by affixing his/her signature.

16. Each party signing this sublease acknowledges receipt of a copy thereof.

17. This sublease is not binding upon either party unless approved by the landlord as provided below, provided such approval is required by the original lease.

18. The parties hereby bind themselves to this agreement by their signatures affixed below on this _____ day of _____, 20____.

Tenant

Subtenant

(Parent or Guardian, if subtenant is under 18 years of age).

I hereby give my consent as landlord to subletting of the above described premises as set out in this sublease agreement.

Landlord or Agent Date

ORIGINAL LEASE ATTACHED: ____ Yes ____ No

INVENTORY CHECK ATTACHED: ____ Yes ____ No