Sublease Agreement

This is an agreement to sublet real property according to the terms specified below.

The sublessor agrees to sublet and the subtenant agree to take the premises described below. Both parties agree to keep, perform and fulfill the promises, conditions, and agreements below:

1. The sublessor is:_____
2. The subtenant is:_____
3. The location of the premises is:_____ City of Fort Collins, County of Larimer, Colorado. Unit number_____
4. The term of this sublease is _____, beginning _____.20__. The rent is $_____ per month, payable in advance on the _____ day of each 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 sublessor 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 sublessor the premises and all furniture and decorations within the premises in as good a condition as they were at the beginning of the term, reasonable wear and tear excepted. The subtenant will be liable to the sublessor for any damage occurring to the premises or the contents thereof or to the building which are done by the subtenant or their guests.
8. Subtenant agrees to pay to sublessor a deposit of $_____ to cover damages and cleaning. Sublessor agrees that if the premises and content thereof are returned to him/her/them/ect. In the same condition as when received by the subtenant, reasonable wear and tear thereof expected, sublessor 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 move in, the sublessor will provide the subtenant with an inventory form to be returned within three (3) days.

Sample

10. This sublease agreement incorporates and is subject to the original lease agreement between the sublessor and their lessor, 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 sublessor under the original lease for the duration of the sublease agreement.

Sample