



## The Trees Apartments

510 Lake blvd Davis, CA 95616

(530) 758-8733 Fax: (530) 758-9408

[Leasing@TheTreesDavis.com](mailto:Leasing@TheTreesDavis.com)

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## “SUBLEASE” REQUIREMENTS

1. Everyone signing a Lease, standard or sublease, at The Trees Apts. must complete an application and pay the \$25 application fee.
2. **All “new” resident(s) must accept the unit “As Is”.** Any agreement regarding Security Deposit is between residents and does not include management. Reimbursement of security deposit between sublessor and sublessee should consider current condition of apt and future charges anticipated.
3. **No Deposit will be refunded until the termination of the lease.** At that time, there will be a Move-Out inspection completed, replacement/repair costs calculated and then subtracted from the original deposit(s).
4. A copy of the sublease agreement signed by all parties must be filed with management and kept with residents records.
5. In the event that the current resident is unable to find someone to complete his/her lease, they are still liable for all rent until the end of the lease.

# SUBLEASE AGREEMENT

This is an agreement to sublet real property in consideration for a sum of money according to the terms specified below.

The SUBLESSOR agrees to sublet and the SUBLESSEE as a subtenant agrees to take the premises described below. Both parties agree to keep, perform, and fulfill the covenants, conditions, and agreements expressed below:

SUBLESSOR hereby leases to SUBLESSEE the following premises:

**510 Lake Boulevard, Apt. # \_\_\_\_\_, Davis, California 95616 on and subject to the conditions and covenants of the original lease, a copy of which is attached hereto. The SUBLESSEE agrees to assume all the obligations and responsibilities of the SUBLESSOR under the original lease for the duration of the Sublease Agreement.**

The term of this Sublease is \_\_\_\_\_ month(s) beginning \_\_\_\_\_ and ending \_\_\_\_\_. The rent is \$\_\_\_\_\_ per month and is payable with one check to: The Trees Apartments.

SUBLESSEE hereby agrees to pay the rent herein reserved and to surrender the premises on expiration of the term hereof in as good condition as they are now, reasonable use and wear thereof accepted. No further subletting or assignment of the premises shall be made without the written consent of the OWNER.

At the time of taking possession of the premises by the SUBLESSEE, the SUBLESSOR shall provide the SUBLESSEE with a Move In/Move Out Inspection form. The SUBLESSEE shall indicate on the form the condition of the premises. Both SUBLESSOR and SUBLESSEE will sign and receive a copy of the Move In/Move Out Inspection form within three (3) days of taking possession.

The SUBLESSEE and SUBLESSOR have made the following agreement with regard to the disposition or exchange of any advance rent payment, deposits, etc. which apply under the terms of this agreement and/or the original lease.

RENT:

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Security Deposit(s):

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All parties Initial

# Sublease Agreement

## Signature Page

By their signatures below, SUBLESSOR and SUBLESSEE acknowledge approval of the Sublease.

The undersigned OWNER hereby consents to the subletting of the above described premises as set out in this Sublease Agreement.

1. \_\_\_\_\_  
(Sublessor)
2. \_\_\_\_\_  
(Sublessor)
3. \_\_\_\_\_  
(Sublessor)
4. \_\_\_\_\_  
(Sublessor)

1. \_\_\_\_\_  
(Sublessee)
2. \_\_\_\_\_  
(Sublessee)
3. \_\_\_\_\_  
(Sublessee)
4. \_\_\_\_\_  
(Sublessee)

THIS IS NOT A VALID CONTRACT UNLESS APPROVED BY THE OWNER OR AGENT.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner or Agent)

**The remaining RESIDENT (S) will exercise good faith and reasonableness in accepting new RESIDENT (S). By their signature(s) below, remaining RESIDENT (S) indicate their approval of this Sublease.**

1. \_\_\_\_\_  
(Remaining Resident)
2. \_\_\_\_\_  
(Remaining Resident)

3. \_\_\_\_\_  
(Remaining Resident)
4. \_\_\_\_\_  
(Remaining Resident)