

SHULTS & ASSOCIATES

1187 Coast Village Rd., No. 508

Santa Barbara, CA 93108

Fax: 805 969-5405

SUBLEASE AGREEMENT

THIS AGREEMENT is to be attached to and made a part of that certain Lease Agreement dated the _____ day of _____, 20____, between **SHULTS & ASSOCIATES** as Lessor and the following Lessee (s):

(This Agreement is for one Sublessor and one Subtenant. Additional forms are required for second or subsequent transfers of tenancy. This substitution of Lessee is subject to a \$50.00 transfer fee)

1. The SUBLESSOR is: _____

2. The SUBTENANT is: _____

3. The location of the premises is: _____
Goleta, California 93117. Apartment No. _____

4. THE TERM of this sublease is _____, beginning _____, 20____.

5. THE RENT is \$ _____ per month, payable in advance on the _____ day of each month. The rent is payable to:

() **SUBLESSOR** _____ at

City _____ State _____ Zip _____

OR

() **SHULTS & ASSOCIATES, 1187 Coast Village Rd. No. 508, Santa Barbara, CA 93108**

6. The sublease agreement will terminate on _____20____. There shall be no holding over under the terms of this sublease agreement under any circumstances.

7. SUBTENANT will pay _____ \$ _____ for the required Security Deposit

8. SUBTENANT will pay _____ \$ _____ as a Last Month's rent deposit.

9.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.

10 SUBTENANT agrees to surrender and deliver to the sublessor 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 **SHULTS & ASSOCIATES** for any damages occurring to the premises or to the building which are done by the subtenant or his guests.

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

12. This sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his 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.

13. 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.

14. Other _____

15 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**).

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

17 This sublease agreement shall be contingent upon the submittal of a completed Rental Application, Third Party Guarantee form and copies of Drivers License a copy of each is to be submitted to **SHULTS & ASSOCIATES**.

18. Each signatory to this sublease acknowledges receipt of an executed copy thereof and agree to all of the terms, covenants and conditions of this sublease.

19. This sublease is not binding upon either party unless approved by the landlord as provided below.

20. Lessee(s) that are a part of the above mentioned Lease and are remaining on the Lease continue to be bound by all of the Terms and Conditions of the Lease. The remaining Lessee(s), by signature below approve to this sublease agreement and the substitution of Lessee(s).

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

SUBLESSOR: _____

SUBTENANT: _____

REMAINING LESSEE(S):

SIGNATURE

PRINT NAME

SIGNATURE

PRINT NAME

SHULTS & ASSOCIATES

By: _____ Date: _____ 20 __

COPY OF ORIGINAL LEASE ATTACHED: _____ Yes _____ No

INVENTORY CHECKLIST ATTACHED: _____ Yes _____ No