

**BAGGINS ENDS
SUBLEASE AGREEMENT
UNIVERSITY OF CALIFORNIA, DAVIS**

This is an agreement to sublet real property in consideration for a sum of money according to the terms specified below. The sublessor (current resident) agrees to sublet and the sublessee, a subtenant, agrees to take the premises described below. Both parties agree to keep, perform, and fulfill the covenant, conditions and agreements expressed below.

1. _____
Sublessee (print) UC Davis Student ID Number _____
- _____ UC Davis Email Address _____
Phone (cell or message phone, other than one in Dome)
2. _____
Sublessor (print) UC Davis Student ID Number _____
- _____ Alternate Email Address _____
Phone (cell or message phone)
3. The location of the permitted is Baggin's End, University of California Davis, California, Unit No. _____.
4. The term of the sublease is _____ months, beginning _____ and ending _____. The rent is _____ per month, including utilities except telephone, payable in advance on the 1st day of each month. The rent is payable to UC Regents, in advance, on the first business day of each month, without demand or billing, at the Cashier's Office, Dutton Hall. Mailing address is Cashier's Office, University of California, Davis, P.O. Box 989062, West Sacramento, California 95798-9062.
5. The sublease agreement will terminate on _____. There shall be no holding over under the terms of this sublease agreement under any circumstances.
6. Sublessee 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 sublessee will be liable to the sublessor for any damages occurring to the premises or the contents thereof or to the building which are done by the sublessee or his/her guests.
7. At the time of taking possession of the premises by the sublessee, the sublessor will provide the sublessee with an inventory form. The sublessor and sublessee will each sign and receive a copy of the inventory form upon taking possession.
8. The sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his/her lessor, a copy of which is attached hereto, and which hereby referred to and incorporated as if it were set out here at length. The sublessee agrees to assume all of the obligations and responsibilities of the sublessor under the original lease for the duration of the sublease agreement.
9. In the event of any legal action concerning the sublease, the losing party shall pay the prevailing party reasonable attorney's fees and court costs to be fixed by the court wherein such judgment shall be entered.
10. 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 REPRESENTATION MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY VALID AND THEREFORE, ARE NOT BINDING UPON EITHER PARTY.)
11. The words 'sublessor' and 'sublessee' as used herein include the plural as well as the singular; no regard for gender is intended by the language in the sublease.
12. If the sublessee is a minor, 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 below.
13. Each sublease is not binding upon either party unless approved for the UC Davis Student Housing Office as provided below.
14. The parties hereby bind themselves to this agreement by their signature affixed below on this _____ day of _____, 20 _____.

Sublessor

Sublessee

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

Student Housing Office Representative

Date

The University of California does not discriminate on the basis of race, color, national origin, religion, sex, physical or mental disability, medical condition (cancer-related or genetic characteristics), ancestry, marital status, age, sexual orientation, citizenship or status as a covered veteran (special veteran, Vietnam era veteran or any other veteran who served on active duty during a war or in a campaign or expedition for which a campaign badge has been authorized.) The University of California is an affirmative action/equal opportunity employer. Call (530) 752-2071; fax (530) 754-7987 for more information. Speech or hearing impaired persons may dial (530) 752-7320 (TDD).

UC Davis Student Housing University of California One Shields Avenue Davis CA 95616-8712