

BAGGINS END
SUBLEASE AGREEMENT - 2007/08 LEASE YEAR
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 covenants, conditions and agreements expressed below.

1. Sublessee (print) UC Davis Student I.D. Number
Phone (cell or message phone, other than one in Dome) UC Davis Email address

2. Sublessor (print) UC Davis Student I.D. Number
Phone (cell or message phone) Alternative Email address

- 3. The location of the premises is Baggins End, University of California, Davis, California, Unit No.
4. The term of the sublease is months, beginning and ending. The rent is \$207 per month, including utilities except telephone, payable in advance on the 1st day of each month.
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.
7. At the time of taking possession of the premises by sublessee, the sublessor will provide the sublessee with an inventory form.
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 is hereby referred to and incorporated as if it were set out here at length.
9. In the event of any legal action concerning this 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 REPRESENTATIONS 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 this 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 signatory to this sublease acknowledges receipt of an executed copy thereof.
14. This sublease is not binding upon either party unless approved by the UC Davis Student Housing Office as provided below.
15. The parties hereby bind themselves to this agreement by their signatures 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, sexual orientation, disability, age, veteran status, medical condition, citizenship, ancestry, or marital status. The University of California is an affirmative action/equal opportunity employer. Call (530) 752-2071 for more information. Speech or hearing impaired persons may dial (530) 752-7320 (TDD).