

# COLORADO SUBLEASE AGREEMENT

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

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

1. The Sub-lessor is: \_\_\_\_\_
2. The subtenant is: \_\_\_\_\_
3. The location of the premises is at the street address of \_\_\_\_\_  
in the city of \_\_\_\_\_, county of \_\_\_\_\_, Colorado.
4. The term of this sublease is \_\_\_\_\_. The rent is \_\_\_\_\_ dollars (\$\_\_\_\_\_), beginning per month, payable in advance on the \_\_\_\_ day of each month. The rent is payable to \_\_\_\_\_ at the following 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 is stated to be paid by the sub-lessor 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 sub-lessor 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 sub-lessor for any damages occurring to the premises or the contents thereof or to the building, which are done by the subtenant or his guests.
8. Subtenant agrees to pay to sub-lessor a deposit of \_\_\_\_\_ dollars (\$\_\_\_\_\_), to cover damages and cleaning. Sub-lessor agrees that if the premises and contents thereof are returned to him/her in the same condition as when received by the subtenant, reasonable wear and tear thereof excepted, (s)he 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 taking possession of the premises by the subtenant, the sub-  
lessor will provide the subtenant with an inventory form within three (3) days of  
taking possession.

10. This sublease agreement incorporates and is subject to the original lease  
agreement between the sub-lessor 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 sub-lessor under the original lease for the duration of the  
sublease agreement.

11. 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.

12. Other

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13. 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).

14. The words "sub-lessor" and "subtenant" as used herein include the plural as  
well as the singular; the language in this sublease intends no regard for gender.

15. If the subtenant is under 18 years of age, 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 signature below.

16. Each signatory to this sublease acknowledges receipt of an executed copy  
thereof.

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



18. The parties hereby bind themselves to this agreement by their signatures affixed below on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Sub-lessor's Signature

\_\_\_\_\_  
Sub-lessor's Printed Name

\_\_\_\_\_  
Subtenant's Signature

\_\_\_\_\_  
Subtenant's Printed Name

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

\_\_\_\_\_  
Landlord/Agent Signature

\_\_\_\_\_  
Landlord/Agent Printed Name

