

CITY PARK APARTMENTS SUBLEASE AGREEMENT

1246 / 1247 # 316

Original Tenant Lease Term: 8/1/2022 7/31/2023

Names of All Original Tenants: XXX XXXXX , XXXXX XXXXX ,
XXXXXX XXXX , XXXXXX XXX XXXXXX ,

Names of Current Unit Inhabitants (Note: if applicable, please indicate who the inhabitant is subleasing from):

Name(s) of Subleaser(s) [Tenants Moving Out for Sublease]: XXXXXX XXX

Name(s) of Subtenant(s) [Tenants Moving In for Sublease]: XXXXXX XXXX XXXXX

This Sublease Agreement is made effective as of 12 / 16 / 2022 by and between XXXXXX XXX , ("Tenant moving out for sublease"), and XXXXXX XXXX XXXXX , ("Subtenant(s) moving in for sublease") together referred to as the "Parties." Tenant has previously entered into a lease agreement with the landlord (the "Master Lease). The Tenant now desires to sublet the leased property to the Subtenant(s) and the Subtenant(s) desires to sublet the leased property from the Tenant. Therefore, the parties agree as follows:

PREMISES. Tenant, in consideration of the sublease payments provided in this Agreement, sublets to Subtenant(s) located at (address) 1246 W 30th ST Apt # 316 Los Angeles, CA 90007 (the "Premises").

SUBLEASE TERM. The term of this Sublease will begin on 01 / 01 / 2023 and unless terminated sooner pursuant to the terms of this Sublease, it will continue for the remainder of the term provided in the Master Lease. Subtenant's tenancy will terminate on 7 / 31 / 2023 unless Landlord and Subtenant sign another written agreement prior to the end of tenancy providing for an additional period of tenancy. Subtenant is not responsible for finding a replacement upon the termination of his or her tenancy. Minimum requirement is 6 months stay with submitted Rent Application, \$40 Application Fee, \$200 Sublease Fee, Notarized Parent Guarantor, and copies of IDs (Student ID, Driver's License and/or Passport, Visa, I-20).

RENT. All tenants agree that subtenant(s) will pay a total monthly rent of \$ 250.00 . Rent will be payable on the first day of each month directly to CITY PARK APARTMENTS (personal check, money order, cashier's check).

SECURITY DEPOSIT. Subtenant(s) will pay \$ 250.00 + \$50.00 ^{no parents guarantor} the security deposit and the remainder, if any, shall be returned to Subtenant within 21 days of the termination of Subtenant's tenancy. The security deposit may not be used as last month's rent. Please refer to the Security Deposit Breakdown form.

1246 / 1247 # 316

SUBLEASE AGREEMENT

SUBTENANT'S INTEREST IN THE PREMISES. Subtenant(s) is one of ___ total tenants occupying the Premises. Subtenant(s) WILL WILL NOT share a bedroom at the Premises. If Subtenant(s) will share a bedroom, it will be shared with (print name) _____. Subtenant(s) may share all of the common spaces (e.g., living room, dining room, kitchen, bathroom) in the Premises equally with the other Tenants.

UTILITY CHARGES. The Subtenant(s) agrees to pay 25 % of all utility (Electricity from DWP Department of Water and Power) charges.

SMOKING. Smoking is not allowed in the Premises.

KEYS AND SCANNER. Upon move-in, deposit for the keys and scanner were not collected due to expectation of the return of all keys, scanners, and/or remotes upon move-out. If lost or needs to be replaced, the set of keys (1 Room Key, 1 Mailbox Key, and 1 Building Key) is \$40.00, the Scanner is \$30.00, and the Garage Remote is \$30.00. Subtenant will receive one set of keys (total 4) from either the Subleser moving out or the City Park office on 12 / 16 / 2022

MASTER LEASE. In addition to the provisions of this Sublease Agreement, the Subtenant(s) agrees to be bound by all the conditions of the lease between the Tenant(s) and the landlord. Before signing the sublease, the Tenant will review all terms of the Master Lease with the Subtenant(s). The terms of the Master Lease are hereby incorporated into this Sublease Agreement. No representation that is not included here or in the Master Lease shall be binding upon the Parties.

I, Subtenant, (print name) XXXXX XXXX XXXX, have read through and reviewed the Master Lease with the Tenant (moving out for sublease) (print name) XXXXXX XXX, and agree to all of its conditions.

TERMINATION OF MASTER LEASE. If Tenant terminates his/her tenancy in the Premises under the Master Lease, Landlord will provide thirty (30) days' notice to Subtenant(s). Subtenant(s) agrees that if the Master Lease is terminated for any reason, this Sublease Agreement will terminate as of the same date.

CONDITION OF THE PREMISES. Subtenant(s) will fill out the Residential Sublease Inspection Checklist. Upon the termination of this Sublease Agreement for any cause, Subtenant(s) will leave the Premises in the original condition, except for reasonable wear and tear. Subtenant is responsible for the repair of any damage resulting from the act or neglect of Subtenant(s) or those persons who are invitees of the Subtenant(s). Subtenant(s) moving in for sublease, (print name) XXXXXX XXXX XXXX, and Tenant (moving out for sublease), (print name) XXXXXX XXX.

SUBLEASING AND ASSIGNMENT. Subtenant may not lease, sublease, or assign the Premises without the prior written consent of the Tenant, and the landlord. Original tenant modification sublease is allowed once.

COMPLETE AND BINDING AGREEMENT. All preliminary negotiations between the Parties are merged into, and superseded by, the terms of this Sublease. This Sublease will not be enforceable until signed by both Subtenant(s) and Landlord. Any modification to this Agreement must be in writing, signed by both Landlord and Subtenant(s).

1246 / 1247 # 316

SUBLEASE AGREEMENT

We, the Undersigned, agree to the above stated terms.

XXXXX XXXX XXXX (Subtenant Moving In Full Name & Signature)	→	XXXX XXX (Tenant moving out for sublease, Full Name & Signature)
_____ (Subtenant Moving In Full Name & Signature)	→	_____ (Tenant moving out for sublease, Full Name & Signature)
_____ (Subtenant Moving In Full Name & Signature)	→	_____ (Tenant moving out for sublease, Full Name & Signature)
_____ (Original Tenant Full Name & Signature)		_____ (Original Tenant Full Name & Signature)
XXX XXXXX (Original Tenant Full Name & Signature)		XXXXX XXXXX (Original Tenant Full Name & Signature)
XXXXXX XXXX (Original Tenant Full Name & Signature)		XXXXXX XXX XXXXXX (Original Tenant Full Name & Signature)

LANDLORD APPROVAL NAME, DATE, SIGNATURE: _____

Deposit & Fees:			
NAME	RECEIPT #	DATE	AMOUNT
XXX XXXXX			\$650.00
XXXXX XXXXX			\$650.00
XXXXXXXX XXXX			\$650.00
XXXXXXXX XXX XXXXX			\$650.00
XXXXX XXXX XXXX			\$650.00 + \$500.00

***Subleasing without written approval from City Park Apartments will result in \$800.00 fine. Sub-leser documents must be completed and turned in before move in. Move in/out documents must be signed by original tenant and sub-leser. Any disputes regarding damages and/or deductions during the final move out, the most current tenant(s) shall be deemed responsible, no exceptions.**

1246 / ~~1247~~ # 316

City Park Apartments

1246 & 1247 West 30th Street, Los Angeles, CA 90007

Phone: (323) 733-6157

cityparkusc@gmail.com

www.cityparkusc.com

RESIDENTIAL SUBLEASE INSPECTION CHECKLIST

Subtenant has inspected the Premises and states that the Premises are in satisfactory condition, free of defects, except as noted below: (Check if satisfactory and if not, please write in some comments)

	SATISFACTORY	COMMENTS
Bathrooms	_____	_____
Wood Floor / Carpet	_____	_____
Ceilings	_____	_____
Closets	_____	_____
Dishwasher	_____	_____
Disposal	_____	_____
Doors	_____	_____
Lights	_____	_____
Locks	_____	_____
Refrigerator	_____	_____
Screens	_____	_____
Stove	_____	_____
Walls	_____	_____
Windows	_____	_____
Window coverings	_____	_____
Other Concerns:	_____	_____
	_____	_____
	_____	_____
	_____	_____

Checked by Subtenant:

(Print and Sign) (Date)

Acknowledged by Tenant:

All Tenants must be sign.
(Print and Sign) (Date)