

Pennsylvania Sublet Agreement

DATES & PARTIES:

This agreement is between the following parties:

Primary tenant: _____

Subtenant(s) _____

The existing primary lease term begins _____, and ends _____ at 12 noon.

This sublease begins _____, and ends _____ at 12 noon.

RENTED PROPERTY

Address _____

Unit/apartment _____

The primary tenant hereby subleases to the subtenant(s) the above listed property and unit/apartment, which the primary tenant lawfully rents from the owner/agent called:

RENT PAYMENTS

The subtenant agrees to pay total rent of \$_____ for the length of this sublease.

This amount shall be paid as follows:

In a lump sum due on this date _____. Or,

In the following manner: \$ _____ due _____
\$ _____ due _____
\$ _____ due _____
\$ _____ due _____

FURTHER FINANCIAL OBLIGATIONS:

The following charges will be paid by the party indicated:

	<u>Landlord</u>	<u>Primary tenant</u>	<u>Subtenant</u>
Water/sewage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cable TV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTICES

Primary tenant agrees to forward any notices provided by the landlord to subtenant and vice versa.

PROHIBITIONS

The subtenant agrees that the following are prohibited:

- pets
- smoking inside unit
- overnight temporary guests
- other

SECURITY DEPOSIT

The subtenant has deposited \$_____ with the primary tenant as a security deposit for unpaid rent or damages caused by the subtenant during the term of this agreement. The deposit will be retained until termination of this sublease or the subtenant's vacation of the premises, and the balance after damages must be returned, accompanied by a written itemization of any deductions, within 30 days afterwards, provided the subtenant has provided the primary tenant with a forwarding address.

ADDITIONAL RESPONSIBILITIES

If the subtenant defaults in the payment of rent, or violates any lease term, the primary tenant or landlord may give the subtenant 10 days notice of breach of contract . If the subtenant does not correct the violation or make payment of rent in this amount of time, the tenant or landlord may then give 5 days written notice of the termination of the agreement. At the end of that period, if the subtenant has not vacated the premises, the primary tenant or landlord may begin eviction procedures in Municipal Court.

The subtenant is responsible for the behavior of his/her friends, invited guests or any other people on the premises with his/her permission.

Each subtenant who signs this lease may be held individually responsible for any and all subtenant liabilities, or all subtenants may be held collectively responsible, at the option of the primary tenant or the landlord.

In the application of remedies, the primary tenant had an obligation to mitigate damages.

Neither party will ever have the right to secure compensation for any liability owned by the other through confiscation of property belonging to the other. Such disputes are to be settled through negotiations, arbitration, or the courts.

BREACH OF ORIGINAL LEASE

The tenant warrants that the landlord will have no cause of action against the subtenant because or behavior or actions of the primary tenant. If at any time, the landlord has legal action against the subtenant because of the tenant's behavior or actions, the subtenant may immediately vacate the premises, owe the tenant no further rent and the tenant shall return all monies held as a deposit or advanced rent immediately upon subtenant's vacation.

PROPERTY OF THE PRIMARY TENANT OR LANDLORD

The following items belong to the primary tenant and it is agreed that they will be left in the apartment for the subtenant's use:

The following landlord-supplied furniture will be left in the apartment for the subtenant's use;

ADDITIONAL AGREEMENTS

The parties agree to the following additional agreements:

SIGNATURES

The following undersigned have agreed to be legally bound by this agreement:

Subtenant _____
sign date

Subtenant2 _____
sign date

Subtenant3 _____
sign date

All subleases must obtain written roommate consent from all primary tenants. We attest that all subtenants agree to all Rules and Regulations contained in Part One, Two, and all addendums of the Lease agreement.

Primary tenant _____
sign date

Primary tenant _____
sign date

Primary tenant _____
sign date

Primary tenant _____
sign date

Primary tenant _____
sign date

attach additional signature pages if necessary.

Executed copies of this sublease were received by landlord:

Rec'd by _____ date