

# Pennsylvania Sublease 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 of 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:

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

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**ADDITIONAL AGREEMENTS**

The parties agree to the following additional agreements:

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**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