PENNSYLVANIA SUBLEASE AGREEMENT

This agreement is to sublet real property according to the terms specified below. **Please note that there is a $_____ processing fee for each sublet.**

The sublessor 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 expressed below:

1. **SUBLESSOR (Current Tenant):** _____

2. **SUBTENANT (Future Tenant):** _____

3. **PROPERTY:** The location of the premises is: _____

4. **TERM:** The term of this sublease is beginning (__/__/____) and ending (__/__/____)

5. **RENT PAYMENTS:** The rent is $_____ per month, payable in advance on the _____ day of the month.

6. **RENT AGREEMENT:** Sublessor & Subtenant agree to these terms for last month's rent and security deposit: (Transfer signifies whether new tenant is taking over the charge from the current tenant)

   Last Month's Rent: Paid by: _____   Amount: _____ Transfer: Y__/ N__

   Security Deposit: Paid by: _____   Amount: _____ Transfer: Y__/ N__

   Processing Fee: Paid by: _____   Amount: _____ Transfer: Y__/ N__

7. **AGREEMENT TERMINATION:** The sublease agreement will terminate on (__/__/____). There shall be no holdover under the terms of this sublease agreement under any circumstances.

8. **UTILITIES:** All charges for utilities connected with premises which are to be paid by the sublessor under the master lease shall be paid by the subtenant for the term of this sublease.

9. **PROPERTY CONDITION:** Subtenant agrees to surrender and deliver to the sublessor the premises and all the furniture and decorations within the premises (if applicable) in as good a condition as they were at the beginning of the term, reasonable wear and tear expected. The subtenant will be liable to the sublessor for any damages occurring to the premises or the contents thereof or to the building which are done by the subtenant or him/her guests.

SIGNATURES:

Sublessor: _____ DATE: _____ Sublessor's CoSigner: _____ DATE: _____

Subtenant: _____ DATE: _____ Subtenant's CoSigner: _____ DATE: _____

Landlord:_____ DATE: _____