

RESIDENTIAL LEASE

RL

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES	
TENANT(S): _____ _____ _____	LANDLORD(S): Philadelphia Property Group (PPG) www.PhilaPropertyGroup.com 267-223-5245 Scott L. Shuster, Esq.
TENANT'S MAILING ADDRESS: _____ _____ _____	LANDLORD'S MAILING ADDRESS: _____ _____ _____
TENANT'S EMERGENCY CONTACT INFORMATION <small>Contact Tenant: (please pick from above):</small>	
Name _____ Relationship _____ Phone(s) _____	

PROPERTY
Property Address _____ _____ Unit _____ ZIP _____ in the municipality of _____, County of _____ in the School District of _____ in the Commonwealth of Pennsylvania.

TENANT'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Tenant is not represented by a broker)	
Broker (Company) _____ Company Address _____ Company Phone _____ Company Fax _____ Broker is: <input type="checkbox"/> Tenant Agent (Broker represents Tenant only) <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name) _____ Direct Phone(s) _____ Cell Phone(s) _____ Fax _____ Email _____ Licensee(s) is: <input type="checkbox"/> Tenant Agent with Designated Agency <input type="checkbox"/> Tenant Agent without Designated Agency <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Tenant)	

LANDLORD'S RELATIONSHIP WITH PA LICENSED BROKER	
<input checked="" type="checkbox"/> No Business Relationship (Landlord is not represented by a broker)	
Broker (Company) _____ Company Address _____ Company Phone _____ Company Fax _____ Broker is: <input type="checkbox"/> Landlord Agent (Broker represents Landlord only) <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name) _____ Direct Phone(s) _____ Cell Phone(s) _____ Fax _____ Email _____ Licensee(s) is: <input type="checkbox"/> Landlord Agent with Designated Agency <input type="checkbox"/> Landlord Agent without Designated Agency <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Landlord)	

DUAL AND/OR DESIGNATED AGENCY
<p>A Broker is a Dual Agent when a Broker represents both Tenant and Landlord in the same transaction. A Licensee is a Dual Agent when a Licensee represents Tenant and Landlord in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Tenant and Landlord. If the same Licensee is designated for Tenant and Landlord, the Licensee is a Dual Agent.</p> <p>By signing this Agreement, Tenant and Landlord each acknowledge having been previously informed of, and consented to, dual agency, if applicable.</p>

Tenant Initials: /

Landlord Initials: /



1. LEASE DATE AND RESPONSIBILITIES

This Lease for the Property, dated 1/30/18, is between the Landlord and the Tenant. Each Tenant is individually responsible for all of the obligations of this Lease, including Rent, fees, damages and other costs.

2. CO-SIGNERS

Co-signers: _____

Each Co-signer is individually responsible for all obligations of this Lease, including Rent, late fees, damages and other costs. Co-signers do not have the right to occupy the Property as a tenant without the Landlord's prior written permission.

3. PROPERTY CONTACT INFORMATION

Rental Payments (see Paragraph 6(I) for additional information)

Payable to: _____ Phone: _____ Fax: _____

Address: _____

Maintenance Requests

Contact: info@PhilaPropertyGroup.com Phone: 267-223-5245 Fax: _____

Address: _____

Email: _____ Website: _____

Emergency Maintenance Contact

Contact: _____ Phone: _____

Email: _____ Website: _____

4. STARTING AND ENDING DATES OF LEASE (also called "Term")

(A) Starting Date: August 22, 2018 10 a.m., at _____ a.m./p.m.

(B) Ending Date: August 22, 2019 10 a.m., at _____ a.m./p.m.

5. RENEWAL TERM

(A) Unless checked below, this Lease will AUTOMATICALLY RENEW for a Renewal Term of _____ (month-to-month if not specified) at the Ending Date of this Lease or at the end of any Renewal Term unless proper notice is given. Proper notice requires Tenant or Landlord to give at least 150 days (28 if not specified) written notice before Ending Date or before the end of any Renewal Term.

[X] This Lease will TERMINATE on the Ending Date unless extended in writing.

(B) If notice is given later than required, Rent is due for the entirety of the Renewal Term.

(C) Any renewal will be according to the terms of this Lease or any written changes to it.

6. RENT

(A) Rent is due in advance, without demand, on or before the 1 day of each month (Due Date).

(B) The amount of Total Rent due during the Term is: \$ 559,400 Paid with other unit in house (\$29,700 per unit but units are jointly and severally liable to each other).

(C) The Rent due each month is: \$ 4950 Paid with other unit in house (\$2,475 per unit but units are jointly and severally liable to each other).

(D) If Rent is more than 5 days (5 if not specified) late (Grace Period), Tenant pays a Late Charge of: \$ 150

(E) All other payments due from Tenant to Landlord, including Late Charges or utility charges, are considered to be Additional Rent. Failure to pay this Additional Rent is a breach of the Lease in the same way as failing to pay the regular Rent.

(F) Tenant agrees that all payments will be applied against outstanding Additional Rent that is due before they will be applied against the current Rent due. When there is no outstanding Additional Rent, prepayment will be applied to the month's Rent that would be due next.

(G) Tenant will pay a fee of \$ 50 for any payment that is returned or declined by any financial institution for any reason. If payment is returned or declined, the Grace Period does not apply and the Late Charges will be calculated from the Due Date. Any Late Charges will continue to apply until a valid payment is received.

(H) Landlord will accept the following methods of payment: () Cash ([X] Money Order) () Personal Check

([] Credit Cards) ([X] Cashier's Check) ([X] Other: VENMO @scottLshuster (or) Direct Deposit w Bank

Landlord can change the acceptable methods of payment if a method fails (check bounces, credit card is declined, etc.).

(I) The first \$ _____ of Rent due will be made payable to _____

(Broker for Landlord, if not specified). Security Deposit will be made payable to Landlord, or Landlord's representative.

(J) The Security Deposit may not be used to pay Rent during the Term or Renewal Term of this Lease.

7. PAYMENT SCHEDULE

(A) Security Deposit will be held in escrow by Landlord, unless otherwise stated here PPG (or appropriate entity)

at (financial institution): Wells Fargo

Financial institution Address: 1712 Walnut Street, Philadelphia PA 19103

Table with 4 columns: Description, Due Date, Paid, Due. Rows include Security Deposit, First month's Rent, Other, and Total Rent and security deposit received to date.

Tenant Initials: [] / []

Landlord Initials: [] / []

62 **8. RETURN OF SECURITY DEPOSITS**

- 63 (A) When Tenant moves from the Property, Tenant will return all keys and give Landlord written notice of Tenant's new mailing
- 64 address where Landlord can return the Security Deposit.
- 65 (B) Within 30 days after Tenant moves from the Property, Landlord will give Tenant a written list of any damage to the Property
- 66 for which the Landlord claims Tenant is responsible.
- 67 (C) Landlord may deduct repair costs and any unpaid Rent and Additional Rent from Tenant's Security Deposit. Any remaining
- 68 Security Deposit will be returned to Tenant within 30 days after Tenant moves from the Property.

69 **9. USE OF PROPERTY AND AUTHORIZED OCCUPANTS**

- 70 (A) Tenant will use Property as a residence ONLY.
- 71 (B) Not more than _____ people will live at the Property. List all other occupants who are not listed as Tenants in this Lease:
- 72 Name _____ 18 or older Name _____ 18 or older
- 73 Name _____ 18 or older Name _____ 18 or older
- 74 Service animals: Type _____ Breed _____ Name _____
- 75 Additional information is attached

76 **10. POSSESSION**

- 77 (A) Tenant may move in (take possession of the Property) on the Starting Date of this Lease.
- 78 (B) If Tenant cannot move in within 10 _____ days (0 if not specified) after Starting Date because the previous tenant is still
- 79 there or because of property damage, Tenant's exclusive rights are to:
- 80 1. Change the Starting Date of the Lease to the day when Property is available. Tenant will not owe or be charged Rent until
- 81 Property is available; OR
- 82 2. End the Lease and have all money already paid as Rent, Additional Rent or Security Deposit returned, with no further lia-
- 83 bility on the part of Landlord or Tenant.

84 **11. LANDLORD'S RIGHT TO ENTER**

- 85 (A) Tenant agrees that Landlord or Landlord's representatives may enter the Property at reasonable hours to inspect, repair,
- 86 or show the Property. Tenant does not have to allow possible tenants or other licensees to enter unless they are with the
- 87 Landlord or Landlord's representative, or they have written permission from the Landlord.
- 88 (B) When possible, Landlord will give Tenant _____ hours (24 if not specified) notice of the date, time, and reason for the visit.
- 89 (C) In emergencies, Landlord may enter Property without notice. If Tenant is not present, Landlord will notify Tenant who was
- 90 there and why within _____ hours (24 if not specified) of the visit. Showing the property is not considered an emergency.
- 91 (D) Landlord may put up For Sale or For Rent signs, use lock boxes, and take pictures and video on or near Property.

92 **12. RULES AND REGULATIONS**

- 93 (A) Rules and Regulations for use of the Property and common areas are attached.
- 94 Homeowners Association or Condominium rules and regulations for the Property are attached.
- 95 (B) Any violation of the Rules and Regulations is a breach of this Lease.
- 96 (C) Landlord may create or modify the Rules and Regulations if the change benefits the Tenant or improves the health, safety, or
- 97 welfare of others. Landlord agrees to provide all changes to Tenant in writing.
- 98 (D) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.
- 99 (E) If any fine is imposed on Landlord because of the actions of Tenant, or Tenant's family or guests, Tenant will reimburse the
- 100 Landlord or pay the fine. Any unpaid fines will be considered Additional Rent.

101 **13. PETS**

102 Tenant will not keep or allow any pets on any part of the Property, unless checked below. Service animals are not pets.

103 Tenant may keep pets with Landlord's written permission according to the terms of the ~~XXXX~~ Pet Addendum and/or Rules

104 and Regulations.

105 **14. CONDITION OF PROPERTY AT MOVE IN**

106 Tenant has inspected the Property and agrees to accept the Property "as-is," except for the following: _____

107 _____

108 _____

109 **15. APPLIANCES INCLUDED**

110 Stove) Refrigerator) Dishwasher) Washer) Dryer) Garbage Disposal) Microwave)

111 Air Conditioning Units - Number: _____) Other _____)

112 Landlord is responsible for repairs to appliances listed above unless otherwise stated here: _____

113 Tenant's are responsible for all appliances after move in date and inspection and acceptance of such appliances. _____

114 _____

115 _____

116 Tenant Initials: /

Landlord Initials: /

117 **16. UTILITIES AND SERVICES**

118 Landlord and Tenant agree to pay for the charges for utilities and services provided for the Property as marked below. If a service is
 119 not marked as being paid by the Landlord, it is the responsibility of Tenant to pay for that service. Landlord is not responsible for
 120 loss of service if interrupted by circumstances beyond the Landlord's control. Utility accounts paid by Tenant must remain active in
 121 Tenant's name until the end of the Lease Term. Tenant will notify Landlord if Tenant receives any notices from utility companies of
 122 a pending termination of service. Tenant will be in default of this Lease if all utilities and services for which the tenant is responsi-
 123 ble do not remain active.

Landlord	Tenant		Landlord	Tenant	
pays	pays		pays	pays	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooking Gas/Fuel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Conditioning
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable/Satellite Television
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heat _____ (type)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Condominium/Homeowners Association Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Water _____ (type)	<input type="checkbox"/>	<input type="checkbox"/>	Parking Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cold Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maintenance of Common Areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pest/Rodent Control
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Recycling Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bed Bugs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewage Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Snow/Ice Removal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewer Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telephone Service
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heater Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lawn and Shrubbery Care
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

137 Comments: Landlord provides initial Pest Control, Landscaping, etc. Tenants Responsible after unless structural issues causing Pest issues.

138 **17. TENANT'S CARE OF PROPERTY** Sewage fees part of water bill and Sewer maintenance on Tenant if caused by Tenant Negligence.

- 139 (A) Tenant will:
- 140 1. Keep the Property clean and safe.
 - 141 2. Dispose of all trash, garbage and any other waste materials as required by Landlord and the law.
 - 142 3. Use care when using any of the electrical, plumbing, heating, ventilation or other facilities or appliances on the Property,
 - 143 including any elevators.
 - 144 4. Notify Landlord immediately of any repairs needed and of any potentially harmful health or environmental conditions.
 - 145 5. Obey all federal, state, and local laws that relate to the Property.
 - 146 6. Clean up after service animals on the Property, including common areas.
- 147 (B) Tenant will not:
- 148 1. Keep any flammable, hazardous or explosive materials on the Property.
 - 149 2. Destroy, damage or deface any part of the Property or common areas.
 - 150 3. Disturb the peace and quiet of other tenants or neighbors.
 - 151 4. Make changes to the property, such as painting or remodeling, without the written permission of Landlord. Tenant agrees
 - 152 that any changes or improvements made will belong to the Landlord.
 - 153 5. Perform any maintenance or repairs on the Property unless otherwise stated in the Rules and Regulations, if any.
- 154 (C) Tenant will have breached this Lease and will be responsible for damages if Tenant does not comply with (A) and (B).
- 155 (D) **Tenant is responsible to pay the costs for repairing any damage that is the fault of Tenant, Tenant's family, guests,**
- 156 **and/or service animals.**

157 **18. DETECTORS AND FIRE PROTECTION SYSTEMS**

- 158 (A) Landlord has installed (Smoke Detectors) (Carbon Monoxide Detectors) (Fire Extinguishers) in the Property. Tenant
- 159 will maintain and regularly test detectors to be sure they are in working order, and will replace detector batteries as needed.
- 160 (B) Tenant will immediately notify Landlord or Landlord's agent of any broken or malfunctioning detectors.
- 161 (C) Failure to properly maintain detectors, replace detector batteries or notify Landlord or Landlord's representative of any broken
- 162 or malfunctioning detectors is a breach of this Lease.
- 163 (D) Landlord may provide additional fire protection systems for the benefit of Tenant. Responsibility for maintaining these sys-
- 164 tems is stated in the Rules and Regulations, if any.
- 165 (E) Tenant will pay for damage to the Property if Tenant fails to maintain or misuses detectors or other fire protection systems.

166 **19. DESTRUCTION OF PROPERTY**

- 167 (A) Tenant will notify Landlord or Landlord's agent immediately if the Property is severely damaged or destroyed by fire or by
- 168 any other cause. Tenant will immediately notify Landlord or Landlord's representative of any condition in the Property that
- 169 could severely damage or destroy the Property.
- 170 (B) If Tenant, their family or guests cause damage by fire or by other means, this Lease will remain in effect and Tenant will con-
- 171 tinue to pay rent, even if Tenant cannot occupy the Property.
- 172 (C) If the Property is severely damaged or destroyed for any reason that is not the fault of Tenant:
- 173 1. Tenant may continue to live on the livable part of the Property and pay a reduced rent as agreed to by Tenant and Landlord
 - 174 until the damage is repaired, OR
 - 175 2. If the law does not allow Tenant to live on the Property, this Lease is ended.
- 176 (D) If Lease is ended, Landlord will return any unused security deposit to Tenant.

177 **Tenant Initials:** _____ / _____

Landlord Initials: _____ / _____

178 **20. LEAD-BASED PAINT HAZARD DISCLOSURES FOR PROPERTY BUILT BEFORE 1978**

- 179 Property was built in or after 1978. This paragraph does not apply.
- 180 Property was built before 1978. Landlord and Tenant must provide information in this paragraph.

181 **Lead Hazards Disclosure Requirements**

182 The Residential Lead-Based Paint Hazard Reduction Act says that any Landlord of property built before 1978 must give the Tenant
 183 an EPA pamphlet titled *Protect Your Family From Lead in Your Home*. The Landlord also must tell the Tenant and the Broker for
 184 Landlord what the Landlord knows about lead-based paint and lead-based paint hazards that are in or on the property being rented.
 185 Landlord must tell the Tenant how the Landlord knows that lead-based paint and lead-based paint hazards are on the property, where
 186 the lead-based paint and lead-based paint hazards are, and the condition of the painted surfaces. Any Landlord of a pre-1978 structure
 187 must also give the Tenant any records and reports that the Landlord has or can get about lead-based paint or lead-based paint
 188 hazards in or around the property being rented, the common areas, or other dwellings in multi-family housing. It is also required
 189 that the EPA pamphlet be given to tenants before the Landlord starts any major renovations on a pre-1978 structure. The Act does
 190 not apply to housing built in 1978 or later.

191 **Lead Warning Statement**

192 Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not
 193 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978
 194 housing, Landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling.
 195 Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

196 **(A) Landlord does not know of any lead-based paint or lead-based paint hazards on the Property unless stated below:**

197 Landlord knows that there is lead-based paint, or that there are lead-based paint hazards on the Property. Landlord must
 198 explain what Landlord knows about the lead-based paint and hazards, including how Landlord learned that it is there,
 199 where it is, and the condition of painted walls, trim and other surfaces. Landlord must give Tenant any other information
 200 Landlord has about the lead-based paint and lead-based paint hazards.

201 **(B) Landlord has no reports or records about lead-based paint or lead-based paint hazards on the Property unless stated below:**

202 Landlord has given Tenant all available records and reports about lead-based paint or lead-based paint hazards on the
 203 Property. List records and reports: _____
 204 _____

205 **(C) Tenant initial all that are true:**

- 206 Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.
- 207 Tenant has read the information given by Landlord in paragraph 20 (A) and (B) above, if any.
- 208 Tenant has received all records and reports that Landlord listed in paragraph 20 (B) above, if any.

209 (D) Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge.

210 **21. INSURANCE AND RELEASE**

- 211 (A) Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain
 212 property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property.
- 213 **IF CHECKED**, Tenant must have insurance policies providing at least \$ 20,000 property insurance and
 214 \$ 300,000 liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured
 215 while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide
 216 proof of insurance upon request. Tenant will notify Landlord within 10 days of changes to or cancellation of these policies.
- 217 (B) Landlord is not legally responsible for any injury or damage to Tenant or Tenant's guests that occurs on the Property.
- 218 (C) Tenant is responsible for any loss to Landlord caused by Tenant, Tenant's family or Tenant's guests, including attorney's fees asso-
 219 ciated with that loss.

220 **22. HOLDOVER TENANTS**

221 If Tenant occupies the Property after the Ending Date or end of any Renewal Term, Tenant will be considered a holdover tenant and
 222 will be causing the Landlord damages. These damages will be equal to 3 times the monthly Rent plus any lodging expenses of
 223 the new occupant, eviction costs and attorney fees, paid on a daily basis without demand.

224 **23. TENANT ENDING LEASE EARLY**

225 Tenant may **not** end this Lease and move out of the Property before the Ending Date of the Lease or any Renewal Term **UNLESS**
 226 **Tenant does ALL of the following:**

- 227 (A) Tenant continues to pay all Rent until the Ending Date of the Lease, or any Renewal Term, or until a new tenant is approved
 228 by Landlord and a new lease takes effect, whichever happens first, **AND**
- 229 (B) Tenant gives Landlord at least 90 days written notice, **AND**
- 230 (C) Tenant pays Landlord a Termination Fee of 4 months rent.

231 **24. ABANDONMENT**

- 232 (A) Tenant has abandoned the Property if:
 233 1. Tenant has physically vacated the premises, removed substantially all personal property, OR
 234 2. A court grants the Landlord possession of the Property.
- 235 (B) If Tenant abandons Property while Rent is due and unpaid, Landlord may take possession of the Property and immediately
 236 rent the Property to another tenant.

237 **Tenant Initials:** /

Landlord Initials: /

- 239 (C) If Tenant abandons OR moves out of the Property, Tenant will:
240 1. Remove all of Tenant's personal property, AND
241 2. Provide a forwarding address or written notice stating that Tenant has vacated the premises, AND
242 3. Contact the landlord within ten (10) days regarding the Tenant's intent to remove any remaining personal property.
243 a. If the intent is communicated to the landlord, the personal property shall be stored by the landlord at a location of the
244 landlord's choosing for thirty (30) days.
245 b. If no communication is made to the landlord within ten (10) days, the property may be disposed of at the end of the
246 ten days at the discretion of Landlord and Tenant will pay all costs related to the removal and/or storage.

247 **25. LANDLORD REMEDIES IF TENANT BREACHES LEASE**

- 248 (A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following:
249 1. Taking possession of the Property by going to court to evict Tenant. Tenant agrees to pay Landlord's legal fees and rea-
250 sonable costs, including the cost for Landlord and Landlord's agent to attend court hearings.
251 2. Filing a lawsuit against Tenant for Rent, damages and Additional Rent, and for Rent and Additional Rent for the rest of
252 the Term or any Renewal Period. If Landlord wins (gets a money judgment against Tenant), Landlord may use the court
253 process to garnish Tenant's wages and take Tenant's personal goods, furniture, motor vehicles and money in banks.
254 3. Keeping Tenant's Security Deposit to be applied against unpaid Rent or damages, or both.
255 (B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice, unless otherwise
256 required by local ordinance.

257 [] (Tenant Initials) **TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS**
258 **A DIFFERENT PERIOD FOR PROVIDING NOTICE IS STATED HERE: _____**
259

260 **26. TRANSFER AND SUBLEASING**

- 261 (A) Landlord may transfer this Lease to another landlord. Tenant agrees that this Lease remains the same with the new landlord.
262 (B) Tenant may not transfer this Lease or sublease (rent to another person) the Property or any part of the Property without
263 Landlord's written permission.

264 **27. SALE OF PROPERTY**

- 265 (A) If Property is sold, Landlord will give Tenant in writing:
266 1. Notice that the Security Deposit and/or prepaid Rent has been transferred to the new landlord.
267 2. The name, address and phone number of the new landlord and where Rent is to be paid, if known.
268 (B) Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced Rent to the new landlord.
269 (C) Landlord's responsibilities to Tenant under this Lease end after the Property has been sold and the Lease transferred to a new landlord.
270 (D) If checked and Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate
271 this Lease if Landlord gives written notice to Tenant at least _____ days prior to the Settlement Date of the Property as
272 defined in the agreement of sale. Tenant is not entitled to any payment of damages.

273 **28. IF GOVERNMENT TAKES PROPERTY**

- 274 (A) The government or other public authority can take private property for public use. The taking is called condemnation.
275 (B) If any part of the Property is taken by the government, Landlord will reduce Tenant's Rent proportionately. If all the Property
276 is taken or is no longer usable, this Lease will end, Tenant will move out and Landlord will return to Tenant any unused Security
277 Deposit or prepaid Rent.
278 (C) No money paid to Landlord for the condemnation of the Property will belong to Tenant.

279 **29. TENANTS' RIGHTS**

- 280 (A) Landlord cannot increase rents, decrease services, or threaten to go to court to evict Tenant because Tenant: (1) complains to
281 a government agency or to Landlord about a building or housing code violation; (2) organizes or joins a tenant's organization;
282 or (3) uses Tenant's legal rights in a lawful manner.
283 (B) Landlord or property owner may have a mortgage on the Property. The rights of the mortgage lender come before the rights of
284 the Tenant. For example, if Landlord fails to make mortgage payments, the mortgage lender could take the Property and end
285 this Lease. Landlord will notify Tenant immediately if Owner or Landlord receive a notice of foreclosure.

286 **TENANT MAY BE WAIVING OR GIVING UP TENANT'S RIGHTS. TENANT UNDERSTANDS THAT IF THERE**
287 **IS A FORECLOSURE, THE NEW OWNER MAY HAVE THE RIGHT TO END THIS LEASE.**

288 **30. PENNSYLVANIA PLAIN LANGUAGE CONSUMER CONTRACT ACT**

289 The Office of Attorney General has not pre-approved any special conditions or additional terms added by any parties. Any special
290 conditions or additional terms must comply with the Pennsylvania Plain Language Consumer Contract Act.

291 **31. CAPTIONS** The headings in this Lease are meant only to make it easier to find the paragraphs.

292 **32. ENTIRE AGREEMENT** This Lease is the entire agreement between Landlord and Tenant. No spoken or written agreements
293 made before signing this Lease are a part of this Lease unless they are included in this Lease in writing. No waivers or modifica-
294 tions of this Lease during the Term of this Lease are valid unless in writing signed by both Landlord and Tenant.

295 **Tenant Initials:** /

Landlord Initials: /

296 **33. SPECIAL CLAUSES**

297 (A) **The following are part of this Lease if checked:**

298 Change of Lease Terms Addendum (PAR Form CLT)

299 Pet Addendum (PAR Form PET)

300 Lease Addendums

301 Co-Signer Form - Each Tenant must have their co-signer fill out and sign (Please add address if needed).

302 (B) **Additional Terms:**

303 Tenants and co-signers of Units A and B at property address are jointly and severally liable for the entire property (both units),
304 entire rent (\$4950), and all terms and conditions of both leases. To be clear: if one lease is in default, then both are.

305 "Contact Tenant" is liaison between Landlord and: tenants and co-signers. Contact Tenant is responsible for distributing all
306 monies (including security deposit), and all communications / notices to other tenants and co-signers on behalf of Landlord.
307 Contact Tenant indemnifies Landlord for any claims regarding any failure of these duties.
308

313 **NOTICE BEFORE SIGNING: If Tenant or Landlord has legal questions, Tenant or Landlord is advised to consult an attorney.**

314 _____ (Landlord Initials) **If Landlord is represented by a licensed real estate broker, Landlord acknowledges receipt of the**
315 **Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336 and/or §35.337.**

316 _____ (Tenant Initials) **If Tenant is represented by a licensed real estate broker, Tenant acknowledges receipt of the Consumer**
317 **Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336 and/or §35.337.**

318 **By signing below, Landlord and Tenant acknowledge that they have read and understand the notices and explanatory information**
319 **set forth in this Lease.**

320 A property manager may be acting as an agent for Landlord and may execute this Lease on the Landlord's behalf.

321 **TENANT** _____ **DATE** _____

322 **TENANT** _____ **DATE** _____

323 **TENANT** _____ **DATE** _____

324 **TENANT** _____ **DATE** _____

325 **CO-SIGNER** _____ **DATE** _____

326 **CO-SIGNER** _____ **DATE** _____

327 **CO-SIGNER** _____ **DATE** _____

328 **LANDLORD** _____ **DATE** _____

329 **BY** _____

330 **Brokers'/Licensees' Certifications** By signing here, Brokers and Licensees involved in this transaction certify that: (1) The information
331 given about Lead-Based Paint is true to the best of their knowledge; AND (2) They have told Landlord of Landlord's responsibilities under
332 the Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. §4852d), described in the Lead Hazard Disclosure Requirements (see
333 Lead-Based Paint Hazard Notice). Brokers and Licensees must make sure that Landlord gives Tenant the information required by the Act.

334 **BROKER FOR LANDLORD (Company Name)** _____

335 **ACCEPTED BY** _____ **DATE** _____

336 **BROKER FOR TENANT (Company Name)** _____

337 **ACCEPTED BY** _____ **DATE** _____

338 **LANDLORD TRANSFERS LEASE TO A NEW LANDLORD**

339 As part of payment received by Landlord, _____ (current Landlord) now transfers
340 to _____ (new landlord) his heirs and estate, this Lease and the right to receive the Rents and
341 other benefits.

342 **CURRENT LANDLORD** _____ **DATE** _____

343 **CURRENT LANDLORD** _____ **DATE** _____

344 **NEW LANDLORD** _____ **DATE** _____

345 **NEW LANDLORD** _____ **DATE** _____

Delivery and return condition addendum to Residential Lease

Upon expiration of lease term and/or surrender and acceptance of the premises, Tenant(s) must return property in move-in condition to landlord minus normal wear and tear.

If property is not, tenant will be responsible for all costs in order to bring the property to this condition. i.e. if carpeted, carpets shampooed, all the appliances empty from personal belongings such as cookware and food, floors broom swept and clean, trash removed from property and curbside, all furniture removed, etc.

<u>Wear and Tear</u>	<u>Damage</u>
Keys worn out	Doors damaged from forced entry
Door lock loose or stubborn	Carpeting stained, burned, or torn
Carpet steam unglued	Carpet oil or rust stains
Wood floors scuffed	Wood floors badly scratched or gouged
Linoleum worn thin	Linoleum torn or with holes
Cabinets doors warped	Cabinets broken or missing
Countertop worn	Countertop burnt or cut
Ceiling stained from rain or bad plumbing	Ceiling stained by tub/toilet overflow
Plaster cracks from setting	Damaged wall resulting from carelessness of the tenant or large holes caused by removal of shelving or pictures, carelessness of the tenant or large holes caused by removal of shelving or pictures
Pain chipped, cracked, or faded	Unapproved tenant painting of interior or exterior, writing on walls with permanent markers
Wallpaper loose	Wallpaper damaged, torn, or ripped
Drapery rod loose	Drapery rod broken or missing
Curtains and drapes faded	Curtains and drapes torn or missing
Blinds blistered by heat	Blinds with bent slats
Window or door screens dirty	Window or door screen missing or torn
Window sticking	Window broken
Faucet handle loose or inoperable	Faucet handle missing or broken
Toilet wobbles or turn	Toilet seat or tank cover missing or broken
Unit needs normal cleaning	Odor throughout unit
Closet door off track	Closet door damaged or missing

Acknowledgment by Tenants:

This list is provided at the move in so you are aware of property damages and cleaning that needs to be done when you vacate in order to avoid expenses deducted from your security deposit.

CLEANING:

- Refrigerator \$75.00 and up
- Stove top & oven \$75.00 and up
- Kitchen cabinet or counter tops \$75.00 and up
- Kitchen or bathroom floor \$75.00 and up
- Bathtub shower \$75.00 and up
- Toilet \$75.00 and up
- Carpet Cleaning & Deodorizing \$125.00 and up

DAMAGES:

- Remove crayon marks \$50.00 and up
- Small/Large nail hole repair \$100.00 and up
- Replace interior/exterior door \$500.00 and up
- Replace sliding door \$400.00 and up
- Replace bathroom mirror or cabinet \$250.00 and up
- Replace countertop \$500.00 and up
- Replace tile/Linoleum \$350.00 and up
- Replace light bulb \$4.50 and up
- Light fixture globe \$55.00 and up
- Light fixture \$120.00 and up
- Electrical outlet plates \$15.00 per plate and up
- Replace oven knob \$25.00 and up
- Replace window screen \$45.00 and up

ADDITIONAL CHARGES:

- Replace door lock \$75.00 and up
- Replace curtain rod or towel bars \$50.00 and up
- Replace smoke detectors \$55.00 and up
- Remove junk and debris \$250.00 and up
- Fumigate for fleas or bugs \$150.00 and up

If any city violations including C.L.I.P. VIOLATION are left on the property, your security deposit will be charged the cost of the violation plus an additional \$100 service charge.

When you vacate the property we ask that you bring or email your most CURRENT and PAID PGW and WATER BILL. If these bills are not paid, they will also be taken from your security deposit.

Acknowledgment by Tenants:

Further Rules and Obligations for Tenants

Trash

Trash / recycling should best be set out as early as 7:00 PM the night before collection day and as 7:00 AM the day of collection at your authorized pickup site. If you receive a ticket by the city of Philadelphia for setting your trash out inappropriately (too much, scattered, etc.), earlier than the hours scheduled above, for not recycling, or someone else scattering your trash, you will be liable for such ticket. (You need to keep property and sidewalk clean no matter whose fault it is). If you have any questions please call 215-686-5560.

Snow

You must clear a path at least 30 inches wide on your sidewalk within six (6) hours of the end of a snowfall or freezing rain. Do not shovel the snow into the street.

Frozen Pipes / Plumbing

To avoid damage to your home and personal possessions Tenants must ALWAYS maintain sufficient heat (minimum 58 degrees Fahrenheit) and water flow from faucets (let ALL faucets drip in extremely cold weather) to avoid frozen pipes. In cold weather, Tenants may add space heaters to areas that are more at risk: kitchens, bathrooms, and basements. These precautions must be done whether Tenant's are occupying residence or away on break or vacation. All damage due to frozen or burst pipes due to Tenant not following these rules will be paid for by Tenant.

If pipes do break - Tenants must notify Landlord immediately and take all measures to mitigate damages including but not limited to: 1) turn off main water supply to house (in basement front by water meter) or to broken pipe, 2) contact plumbers immediately if Landlord cannot or is unavailable, 3) limit property and personal damage by moving valuables, possessions, etc. All damage due to frozen or burst pipes due to Tenant not following these rules will be paid for by Tenant.

Sink / Toilet / Shower Care

Do not throw sanitary napkins, wipes, tampons, silverware, bottle caps, glass, full toilet paper rolls, or other trash into toilets, sinks, garbage disposals, or shower drains. Damage caused will be Tenant's FULL responsibility.

Outdoor Furniture

Only outdoor furniture may be used and displayed on front porches and back yards. No indoor couches, comforters, or any other indoor furniture should be outside.

Renter's Insurance is Required

Tenant acknowledges that Landlord's insurance DOES NOT cover personal property damage caused by the theft, fire, rain, war, acts of others, and/or any other causes, nor shall landlord be held liable for such losses. Tenant acknowledges that they must obtain their own insurance policy to cover any personal losses.

Acknowledgment by Tenants:

Co-Signer Form

Each Tenant must have their co-signor fill out and sign this form:

Property Address: _____

We have read the entire Lease, together with any Addenda, Riders and Rules and Regulations. We understand the documents and agree to all terms. We understand that we are Co-Signers/Guarantors to this Lease between Landlord and Tenants and that co-signers/guarantors have the following obligations jointly and severally:

Co-signers/guarantors are responsible for payment of all rent and other charges under the Lease.

Co-signers/guarantors are responsible for all Tenants' compliance with the terms and conditions of the Lease.

Co-signers/guarantors are responsible for damages caused by all Tenants' breach of any terms and conditions of the Lease.

Co-signers/guarantors agree that Landlord has the right to enforce this Lease by suing Tenant(s) or the co-signers/guarantors or both in any order that Landlord chooses.

Co-signer/guarantors agree that service of any complaint against co-signer/guarantor to enforce the terms of this Lease may be made at the Leased Unit.

We understand that co-signers/guarantors are not residents of the Leased Unit.

LANDLORD HAS THE RIGHT BUT NOT THE OBLIGATION TO SEND ALL NOTICES TO THE CO-SIGNER(S)/GUARANTOR(S) AT THE LEASED UNIT. NOTICE TO CO-SIGNER/GUARANTORS IS WAIVED.

CO-SIGNER(S)\GUARANTOR(S) : [JOINT AND SEVERAL]

Sign: _____

Print: _____

Phone: _____

Email: _____

Date: _____

(Make legible please!)

LEAD HAZARD DISCLOSURE ADDENDUM TO LEASE

- A. EVERY LESSEE OF ANY INTEREST IN RESIDENTIAL PROPERTY ON WHICH A RESIDENTIAL DWELLING WAS BUILT PRIOR TO 1978 IS NOTIFIED THAT SUCH RESIDENTIAL DWELLING MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT AND/OR LEAD DUST THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE, INCLUDING LEARNING DISABILITIES, REDUCED INTELLIGENCE QUOTIENT, BEHAVIOR PROBLEMS AND IMPAIRED MEMORY. LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. THE LESSOR OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY IS REQUIRED TO DISCLOSE TO THE LESSEE THE PRESENCE OR ABSENCE OF ANY LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS. IN RESIDENTIAL HOUSING CONSTRUCTED PRIOR TO 1978, A COMPREHENSIVE LEAD INSPECTION OR A RISK ASSESSMENT FOR POSSIBLE LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IS RECOMMENDED PRIOR TO SIGNING A LEASE.
- B. LEAD WARNING. THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH HAS DETERMINED THAT MOST HOUSING BUILT IN PHILADELPHIA BEFORE 1978 CONTAINS DANGEROUS LEAD PAINT. THIS RESIDENTIAL PROPERTY WAS BUILT BEFORE 1978, AND WITHOUT A COMPREHENSIVE LEAD INSPECTION, CONDUCTED BY A CERTIFIED LEAD INSPECTOR, SHOWING THERE IS NO LEAD PAINT OR THERE ARE NO LEAD-BASED HAZARDS, TENANT CAN ASSUME THAT THIS RESIDENTIAL DWELLING CONTAINS LEAD-BASED PAINT. ADDITIONALLY, REGARDLESS OF THE CONSTRUCTION DATE, IF THE LANDLORD DOES NOT PROVIDE TENANT WITH A CERTIFICATION OF THE ABSENCE OR PRESENCE OF A LEAD WATER SERVICE LINE AND/OR LEAD PLUMBING COMPONENTS, IT IS RECOMMENDED THAT TENANT CONDUCT AN INDEPENDENT LEAD INSPECTION OF THESE ITEMS.
- C. IN PHILADELPHIA, "TARGETED HOUSING" IS DEFINED AS RESIDENTIAL PROPERTY BUILT BEFORE MARCH 1978, BUT EXCLUDING:
1. RESIDENTIAL PROPERTY DEVELOPED BY AND FOR EDUCATIONAL INSTITUTIONS FOR EXCLUSIVE USE AND OCCUPANCY OF THE INSTITUTIONS' STUDENTS;
 2. BUILDING'S WHOSE UNITS ARE LEASED ONLY TO STUDENTS ENROLLED AT A COLLEGE OR UNIVERSITY;
 3. PHILADELPHIA HOUSING AUTHORITY (PHA) HOUSING AND RESIDENTIAL PROPERTY LEASED UNDER THE HUD PROGRAMS INCLUDING HOUSING VOUCHERS (SECTION 8); OR
 4. RESIDENTIAL DWELLINGS IN WHICH CHILDREN AGED SIX OR UNDER DO NOT AND WILL NOT RESIDE DURING THE LEASE TERM.

IN PHILADELPHIA, THE LANDLORD OF ANY TARGETED HOUSING, AS DEFINED ABOVE, IS REQUIRED TO PERFORM A LEAD DUST WIPE TEST CONDUCTED BY A CERTIFIED LEAD DUST WIPE TECHNICIAN OR OTHER QUALIFIED PROFESSIONAL AND PROVIDE EITHER A CERTIFICATE OF LEAD-SAFE STATUS OR LEAD-FREE STATUS.

THIS LAW ONLY APPLIES TO ANY LEASE SIGNED AFTER DECEMBER 21, 2012 AND DOES NOT APPLY TO ANY LEASE RENEWAL FOR A LEASE SIGNED DECEMBER 21, 2012 OR PRIOR BUT DOES APPLY IF A CHILD AGE 6 OR UNDER BECOMES AN OCCUPANT TO THE RESIDENTIAL DWELLING.

- D. EVERY LESSEE IF ANY INTEREST OF RESIDENTIAL PROPERTY IS NOTIFIED THAT ANY RESIDENTIAL DWELLING, REGARDLESS OF CONSTRUCTION DATE, MAY HAVE A LEAD SERVICE LINE OR LEAD PLUMBING COMPONENTS. REGARDLESS OF THE CONSTRUCTION DATE, THE LESSOR OF ANY INTEREST IN REAL PROPERTY IS REQUIRED TO DISCLOSE TO THE LESSEE THE KNOWN EXISTANCE OF A LEAD WATER SERVICE LINE. LESSEE IS ADVISED TO READ THE PAMPHLET FOUND IN THE PARTNERS FOR GOOD HOUSING DOCUMENT CONTAINING INFORMATION ON LEAD WATER SERVICE LINES AND LEAD PLUMBING COMPONENTS PROVIDED AT THE TIME OF ENTERING INTO A LEASE.

E. TENANT’S OPTION TO INSPECT

Tenant has the option to have a lead inspection or risk assessment performed at their cost. If the Tenant chooses to have a lead inspection or risk assessment, it must be done within 10 days of date the Tenant signs this form. If the lead inspection or risk assessment finds any lead hazards, the Tenant can end the lease within two (2) business days after receiving the lead inspection or risk assessment report and all money paid to the Landlord will be returned to Tenant. Failure of the Tenant to perform such an inspection within the permitted time period referenced above or failure to terminate the lease upon findings of any lead hazards in the allotted two (2) business days will constitute a waiver of those rights and the lease will remain in full force and effect.

Upon the renewal of an existing lease, the existing Tenant may conduct lead tests, at their cost, within ten (10) days from the start date of the renewed lease. If a lead hazard is found and the Tenant decides to terminate the lease, the Tenant must notify the Landlord in writing within ten (10) days of their intent to vacate within a ninety (90) day period.

F. TRANSFERABILITY

In the event the residential property is sold during the lease term, the Lead-Safe or Lead-Free Certificates transfer to the new owners of the residential property.

G. RESOURCES

The Philadelphia Department of Health has posted a list of “Certified/Licensed Lead Professionals” at www.philagov/health/leadlaw. This list is not an endorsement or recommendation and the Philadelphia Department of Health makes no claims as to the individual’s credentials or abilities. It is important that residential property owners ask for the credentials of the dust wipe technicians and, if appropriate, references.

H. CERTIFICATION OF ACCURACY

In accordance with 42 U.S.C. § 4852d and § 6-800 of the Philadelphia Health Code, the following parties have reviewed the information above and acknowledge, to the best of their knowledge, that the information they have provided is true and accurate.

I. AGENT’S ACKNOWLEDGMENT

Agent(s) has informed the Landlord and Tenant of the Landlord’s obligations under 42 U.S.C. § 4852d and Philadelphia Ordinance § 6-800 of the Philadelphia Code et seq. and is aware of his/her responsibility to ensure compliance with that law. The Agent(s) providing this form is/are relying upon the information provided by the property Owner/Landlord and the Tenant and accepts no liability for providing that information to their clients, customers, or consumers. It is the property Owner/Landlords or as applicable the Tenants sole responsibility to assure that the information set forth and initialed on this Disclosure Form is understood and accurate.

_____	_____
LANDLORD	Date
_____	_____
TENANT	Date
_____	_____
TENANT	Date
_____	_____
AGENT FOR LANDLORD	Date
_____	_____
AGENT FOR TENANT	Date

PET ADDENDUM TO RESIDENTIAL LEASE

PAL

This form recommended and approved for, by not restricted to use by, members of the Pennsylvania Association of REALTORS® (PAR).

1 **PROPERTY** _____
2 **LANDLORD** _____
3 **TENANT(S)** _____

4 **1. ALLOWANCE OF PET(S)**
5 Landlord agrees that the pet(s) described in Paragraph 9 of this Addendum may be permitted on the Property. Tenant may not have
6 any other pet(s) on any part of the Property without Landlord’s written permission. Service animals are not pets.

7 **2. LOCATION OF PET(S)**
8 Pet(s) will be kept inside the Property at all times, except when on a leash or otherwise restrained by and under the full control of
9 Tenant. **Exceptions:** _____

10 **3. TENANT'S DUTIES**
11 Tenant will clean up after the pet(s) in any area of the Property, including common areas.

12 **4. LOSS OR DAMAGE**
13 Tenant is responsible for any loss or damage caused by the pet(s). Tenant agrees that Landlord bears no responsibility for any damage,
14 injury, or nuisance caused by the pet(s).

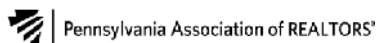
15 **5. RENTAL INSURANCE**
16 Tenant must have rental insurance that covers pets providing at least \$ _____ property insurance
17 and \$ _____ liability insurance to protect Tenant, Tenant’s property and Tenant’s guests who may be injured
18 while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide
19 proof of insurance upon request. Tenant will notify Landlord within 10 days of changes to or cancellation of these policies.

20 **6. REMOVAL OF PET(S)**
21 If Landlord determines that the pet(s) is annoying, bothersome, or in any way a nuisance to others, Landlord will notify Tenant in
22 writing and Tenant will remove the pet(s) immediately from the Property. All other terms and conditions of the Lease will remain
23 in full force and effect. Tenant’s failure to remove the pet(s) from the Property is a breach of the Lease, and Landlord will have all
24 remedies as stated in the Lease.

25 **7. ADDITIONAL FEES/CHARGES**
26 (A) Tenant will pay \$ _____ as a non-refundable Pet Fee in addition to other fees required by the Lease.
27 (B) Tenant will pay \$ _____ as a monthly Additional Rent in addition to other fees required by the Lease.
28 (C) _____
29 _____

30 **8. DANGEROUS DOGS**
31 Pennsylvania law makes it a summary offense for harboring a “dangerous dog.” Under no circumstances is a “dangerous dog”
32 permitted on the Property. A dog is considered dangerous under 3 P.S. §459-502-A where:
33 (A) The dog has done one or more of the following:
34 1. Inflicted severe injury on a human being without provocation on public or private property.
35 2. Killed or inflicted severe injury on a domestic animal without provocation while off his owner’s property.
36 3. Attacked a human being without provocation.
37 4. Been used in a commission of a crime.
38 (B) The dog has either or both of the following:
39 1. A history of attacking human beings and/or domestic animals without provocation.
40 2. A propensity to attack human beings and/or domestic animals without provocation. A propensity to attack may be proven
41 by a single incident of the conduct described in paragraph 8(A).

42 **Tenant Initials** _____ / _____ **PAL Page 1 of 2** **Landlord Initials** _____ / _____



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1/13

43 **9. DESCRIPTION OF PET(S)**

44 (A) Total Number of Pet(s) _____

45 (B) Type of Animal _____ Breed _____

46 Name of Pet _____ Age _____ Weight _____

47 Color _____ License Number (if applicable) _____

48 Spayed/neutered? Yes No Declawed? Yes No

49 (C) Type of Animal _____ Breed _____

50 Name of Pet _____ Age _____ Weight _____

51 Color _____ License Number (if applicable) _____

52 Spayed/neutered? Yes No Declawed? Yes No

53 (D) Type of Animal _____ Breed _____

54 Name of Pet _____ Age _____ Weight _____

55 Color _____ License Number (if applicable) _____

56 Spayed/neutered? Yes No Declawed? Yes No

57 (E) Type of Animal _____ Breed _____

58 Name of Pet _____ Age _____ Weight _____

59 Color _____ License Number (if applicable) _____

60 Spayed/neutered? Yes No Declawed? Yes No

61 Additional information is attached.

62 **10. OTHER**

63 _____

64 _____

65 _____

66 _____

67 _____

68 _____

69 _____

70 _____

71 All other terms and conditions of the Lease remain unchanged and in full force and effect.

72 Tenant and Landlord have read and understand this Addendum.

73 TENANT _____ DATE _____

74 TENANT _____ DATE _____

75 TENANT _____ DATE _____

76 TENANT _____ DATE _____

77 CO-SIGNER _____ DATE _____

78 CO-SIGNER _____ DATE _____

79 LANDLORD _____ DATE _____

80 LANDLORD _____ DATE _____

Instructions on How to Properly Complete The Replacement or Sublet Agreement Addendum to Lease Agreement

To begin the process for subletting your apartment or room you will need to adhere to the following instructions:

- 1) Remit payment of \$150.00 as a Fee per person.
- 2) Have the incoming tenant complete a rental application and return with a \$50 application processing fee. (Not applicable)
- 3) Complete the Agreement Addendum

The Agreement Addendum is a form to be utilized when a tenant already on the lease will be moving out of the property and replaced by a new tenant moving into the property. To complete the Sublet Addendum form, please perform the following action.

Line 2 Outgoing Tenant: Type or print the name of the outgoing tenant.

Line 3 Replacement or Subletting Tenant: Type or print the name of the incoming tenant.

Line 4: Owner or Agent of the property will fill in their name and date the agreement.

Line 5: Type or print the address of the property as listed in the original lease agreement.

Section 1 TERM: Type or print the date in which the sublease will begin. The sublease ending date must coincide with the lease ending date.

Section 2 RENT: Complete the amount of rent that the new tenant will be paying. This amount will be the monthly rental amount paid previously each month by the outgoing tenant.

Section 3 Security Deposit: Complete the amount of security deposit and any last month's rent currently on file by the outgoing tenant.

Section 4 ADDITIONAL TERMS AND CONDITIONS: Any additional terms or conditions must be approved by the Owner, Agent or Management Company.

SIGNATURES: Both the outgoing tenant and the subtenant must sign on the same page.

Return the form to the property manager. The owner/agent of the property will then countersign to authorize the subletting / tenant transfer to occur. A fully executed copy will then be provided to the incoming and outgoing tenants.

Agreement Addendum to Lease Agreement

This Agreement is made between the

Original Tenant(s): _____

and the

Subletting Tenant(s) _____

and the

Owner/ Agent of the property Scott L. Shuster, Esq. dba PhilaPropertyGroup.com on this date .

The Original Tenant hereby agrees to sublet, and the Subletter agrees to rent the following Premises:

Complete Property Address: _____

The Subletting tenant is subject to all terms and conditions of the original lease, as indicated in the original lease agreement. All tenants are jointly and severally liable. Original tenant is still on the lease.

1) **TERM:** This lease term shall begin on _____ and end on _____.

2) **RENT:** The Subletter agrees to be jointly and severally liable for the rent of the house on or before the stated in date in underlying lease.

Subletting tenant understands that the **TOTAL RENT for the ENTIRE HOUSE (NOT outgoing tenant's portion!)** is \$_____ per month. *(fill this in correctly - TOTAL for HOUSE!)*

3) **SECURITY DEPOSIT and LAST MONTHS RENT:** The Subletting tenant shall remit payments for the security deposit and last month's directly to the outgoing tenant. Subletting tenant agrees to indemnify Landlord/Agent for any and all security deposits and last month's rent that may be owed to original tenants. As the original tenant is being reimbursed for last month's rent by subletter, the original tenant must make last month's payment to Landlord / Agent.

4) **ADDITIONAL TERMS AND CONDITIONS:**

SIGNATURES:

Original Tenant

Sign: _____

Print: _____

Phone: _____

Email: _____

Date:

Original Tenant

Sign: _____
Print: _____
Phone: _____
Email: _____
Date: _____

Original Tenant

Sign: _____
Print: _____
Phone: _____
Email: _____
Date: _____

Subletting-Tenant

Sign: _____
Print: _____
Phone: _____
Email: _____
Date: _____

Subletting-Tenant

Sign: _____
Print: _____
Phone: _____
Email: _____
Date: _____

Subletting-Tenant

Sign: _____
Print: _____
Phone: _____
Email: _____
Date: _____

CONSENT OF LANDLORD

The Landlord hereby agrees to the sublease of the above Premises according to the terms and conditions of this Sublet Agreement.

Owner/ Agent / Landlord Name:
Owner / Agent / Landlord Signature:
Date: