

What is Subletting/Subleasing?

- Subletting/Subleasing is the act of renting out an apartment/house within a lease term to someone who is not party to the original lease. Sublets are popular on Penn's campus as many students do not intend to utilize the entire 12 month period of off-campus leases. However, subletting provisions in West Philadelphia property leases can vary significantly, leaving tenants or subtenants at great risk.

Advice for Tenants Looking to Sublet Their Apartment

Things to Do!

- Make sure you get written approval from your landlord.
- Make sure you have a written subleasing contract
(Template: http://cms.business-services.upenn.edu/offcampusservices/images/stories/off_campus_services/sublet.pdf).
- Inspect premises carefully before subletting and document the condition of the apartment (in writing AND with photos).
- Make sure to collect a Security Deposit before the sublet.
- Make sure all utility bills are no longer in your name during the period of sublet.

Look Out For!

- Any unusual sublet transactions. These are generally scammers looking to con you out of your money. Beware supposed "students" who are unable to meet with you in person and wish to pay at irregular times (either too early or too late) as these are generally warning signs of a scam.
- Subletting Fines or Prohibitions. Many landlords place fines or prohibitions on subletting in lease contracts. If you fail to pay or ignore these provisions, some landlords will go out of their way to evict your subtenant.
- Subtenants using utilities in tenant's name.
- Please note that a subletting agreement does not release the original tenant from any obligations under the original lease.

Sublets or Subleases

Advice for Subtenants/Sublettors

Things to Do!

- Make sure the original tenant is subletting with permission from his/her landlord. Some landlords will go out of their way to evict illegal subtenants or sublettors.
- Make sure to check if the landlord has a separate sublease agreement.
- Read the original lease for the subletted home or apartment.
- Make sure there is a written subleasing contract.
- Inspect premises carefully at the beginning and end of your sublet. Document the condition of the apartment (in writing AND with photos) both times.

Good Things to Know!

- Sublets are generally very flexible and beneficial deals for subtenants. As the original tenant is bound by the original lease, subtenants generally negotiate flexible rental terms and pay lower rent than the original tenant. Negotiating can be quite useful for a savvy sublettor.
- Subtenants are still bound by all the obligations and restrictions in the original lease of the subletted home or apartment.
- Subtenants are legally liable for the state of the property and items located inside a subletted apartment or home.

Good Places to Sublet and Look for Sublets

<https://offcampushousing.upenn.edu/>

This website is provided by Penn Off-Campus services for students looking for off-campus housing. It is generally the safest website for sublets.

<http://pennlets.com/>

This website is run by the Daily Pennsylvanian to help students sublet. Be careful on this website because there is some risk of scammers

Avoid Subletting on Facebook or other Social Media as this carries a high risk for scams!!!