

# How to complete a Month-to-Month Lease in Pennsylvania

Open-ended residential lease with notice-to-vacate clause and recurring monthly rent.

## What this form is for

This form is used by small-business owners who own rental properties to establish a flexible residential tenancy in Pennsylvania that renews automatically each month until either party provides notice to terminate. It protects both landlord and tenant while avoiding the commitment of a fixed-term lease.

## Before you start

- Property address including unit number if applicable and complete legal description
- Monthly rent amount and due date you want to establish
- Security deposit amount (Pennsylvania law limits this to two months' rent for first year, one month thereafter)
- Notice period required for termination (typically 30 days in Pennsylvania for month-to-month arrangements)
- Utility responsibility breakdown showing which party pays electric, gas, water, trash, and other services
- Property condition documentation including photos and any existing damage inventory
- Tenant identification information including full legal names, contact numbers, and emergency contacts

## Step-by-step

1. Complete the property identification section with the full street address, city, and any apartment or unit designator. Include the county since Pennsylvania landlord-tenant law can have local variations.
2. Fill in all parties' legal names and current addresses. If multiple tenants will occupy the property, list each person who will be legally responsible for rent and obligations.
3. Specify the monthly rent amount in both numerals and written form, the day of the month it is due, and acceptable payment methods. Indicate any grace period and late fees, ensuring late charges comply with Pennsylvania reasonableness standards.
4. Detail the security deposit amount and identify the financial institution where it will be held. Pennsylvania requires landlords to place deposits in federally or state-regulated institutions and provide the account information to tenants.
5. Define the notice-to-vacate requirements clearly for both parties. State the number of days' notice required and whether notice must be written. Standard practice is 30 days, but you may specify differently.
6. Enumerate tenant responsibilities including permitted occupants, pet policies with any associated deposits, maintenance obligations, and prohibited activities.

7. Specify utility and maintenance responsibilities, clarifying who pays for repairs under different circumstances and dollar thresholds.

8. Include required Pennsylvania disclosures such as lead-based paint warnings for pre-1978 properties and the landlord's name and address for service of notices.

9. Add signature lines with dates for both landlord and tenant, leaving space for each party to initial that they have received a copy.

## What lenders look for

- Banks reviewing your rental property portfolio want to see consistent monthly income documentation, so attach three to six months of cancelled rent checks or bank deposits showing reliable payment history under this lease.
- Underwriters will verify that security deposits are properly segregated from business operating accounts, so maintain clear records showing compliance with Pennsylvania's escrow requirements and avoid commingling funds.
- Missing or inadequate insurance certificates are a common rejection point, so ensure your property insurance policy lists the lender as loss payee if the property secures any business loans.