

Lawyer's Disclosure

Good morning/afternoon. My name is _____. I am a lawyer representing the Landlord/
Tenant (circle one). The court has requested that I read this statement to you primarily to describe my
role and to provide you with information about resolving this case by coming to a written agreement
without having a trial before a judge.

My role is to represent my client in accordance with the Pennsylvania Rules of Professional
Conduct. It is not to help you, advise you or to provide you with legal advice. If we are able to come
to an agreement to resolve this case, my client and you will enter into a written agreement. That
agreement will be binding and final.

If we are unable to reach a written agreement, we will go back to a courtroom for a trial before
a judge. Please remember that our discussion here is for settlement purposes only and may not be
mentioned or used in court in any way if we have a trial before a judge.

I am not here to pressure you to reach an agreement. Just as you can choose to try to resolve
your issues by reaching an agreement, you can also choose to have a trial before a judge. That choice is
yours and yours alone.

The issues involved in resolving a landlord-tenant dispute are varied. We are here to discuss
and try to resolve all issues that are important to each side. Frequent areas of discussion include money
which may be due, the agreed amount, how and when it will be paid, whether the tenant will stay at the
property or the agreed date on which the tenant will leave the property, any problems at the property,
who will fix any problems and when those problems will be fixed, what happens if the problems are not
fixed, and what is expected going forward.

If we come to an agreement, we will write the agreement on a form that a member of the
court's staff will review with you. You must carefully read and understand the agreement before you

sign it. If you would prefer, a member of the court's staff will read the agreement to you aloud if you make such a request. If you do not understand anything, you should ask a member of the court's staff, a supervisor or a judge to explain what you do not understand. If there is no agreement, we will return to a courtroom to have a trial before a judge.

By placing your initials below, you acknowledge that I have read the above to you word for word.

Landlords _____ Tenant(s) _____

Lawyer representing Landlord/Tenant (circle one)

Date: _____