

Early Termination Guidelines

WHAT HAPPENS WHEN YOU BREAK YOUR RENTAL/LEASE AGREEMENT?

We understand that tenants must break their lease for unexpected reasons and we are here to help.

We will actively work for you to get the property rented to another qualified tenant.

The following is what you are required to pay for breaking your lease/rental agreement.

- **Early termination fee \$250.00** This fee is due from anyone that cannot fulfill the term of the rental/lease agreement.
- **Marketing your property costs \$100/month** This covers local newspaper and internet marketing expense until the property is rented.
- **Utilities must stay in your name.** The expenses are still your responsibility until the property is rented and in another's name.
- **Monthly rent.** The rent is still due on a monthly basis until someone else signs an agreement to rent the property.
- **Rent incentives.** Any incentives that you have received must all be paid back because the lease agreement is not going to be fulfilled.
- **Yard care.** If the lease states you are responsible for the yard then you are still required to maintain the yard until someone else signs an agreement.

Contact us if you have any other questions or concerns.

We must receive written notice of your intentions before we will start this process.