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# EARLY MOVE-OUT OPTIONS

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(A Move-Out Packet can be found on our website)

**Option #1: Pay the Lease Buy-Out**

This option allows the tenant to move out without penalties or collections for the remainder of the lease.

- Pay Lease Buy-Out amount as outlined in your lease (Equal to 3 months' rent and any monthly charges after vacating unit), plus an additional \$685 for early opt-out services.
- Follow the instructions in the Move-Out Packet
- Deposit will be refunded as outlined in lease and Move-Out Packet
- You will not be charged for additional rent or penalized for moving out early

**Option #2: The "Re-Rental Program"**

Tenant agrees to pay upfront full rent and any additional charges for the month after their moveout date along with a \$350 enrollment fee. *(Note: We will not be able to begin your moveout until these fees are paid in full)* Thereafter the tenant continues to pay rent and utilities until a qualified applicant signs and begins a new lease. The following rules apply:

- The property and lease terms are listed for rent on the property manger's website. You **may not** also advertise it as this will create confusion for perspective renters. Understand that you are only showing the unit and **all questions should be directed to your property manager.**
- Tenant agrees to follow the instructions in the Move-Out Packet. It is important that the tenant leaves the property in excellent condition for it to rent quickly. If the unit is not in excellent condition the tenant agrees to pay for necessary work as outlined in the Move-Out packet.
- Tenant continues to pay rent and utilities until a qualified applicant takes possession (there may be a turnaround period between tenants that you will be responsible for).
- Any deposit due back to the tenant will be returned once a new qualified applicant takes possession.
- Any charges left unpaid for more than 45 days will be sent to a collection company and an additional 40% will be added for any collection or attorney costs incurred by the property manager.

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**Tenants who need to move out early and do not want to be penalized need to complete this form, pay the associated charges, and return it to your property manager for approval.**

**\*\*\* I understand that the terms of the lease for the new tenant will be determined by the property manager and posted on the website. I am not to discuss rent, pets, deposit or other lease related terms with people who are looking to re-rent my unit.**

I \_\_\_\_\_ at \_\_\_\_\_ choose Option # \_\_\_\_\_ and agree to terms above.  
(Tenant Name) (Address)

\_\_\_\_\_  
Tenant Signature Date

\_\_\_\_\_  
Tenant Signature Date

\_\_\_\_\_  
Jacob Grant Property Management Date  
Jacob Grant Property Management

\_\_\_\_\_  
**MOVE OUT DATE**  
*Updated 12/02/2021*