

Early termination or sublease

EARLY TERMINATION: If for some **reason beyond your control** (illness, job loss or transfer, etc.) you are **forced to move** before your lease term is fulfilled, you have 3 options to prevent legal and future credit complications:

1. **You can vacate and clean the property... continue to pay rent** until the unit is re-rented or until the end of the lease period, which ever occurs first. If and when your unit is re-rented, pay a **re-rental fee of \$125**. If there are any damages or unpaid rents or special ads run specifically to re rent your unit these will be deducted from your security deposit.
2. **Negotiate a termination fee**. Upon payment of fee...security deposit **will be refunded** less any cleaning costs...damages or owed rents. **The termination fee is apart and separate from last months rent.**

Termination fees must be paid in money order no later than 2 weeks before move out.

3. **You can sublease..with permission.** You stay in property..you advertise (Craigslist is free and WE also help you) .. you send interested prospects to us for screening ... the new approved tenant must be willing to “**view and accept as is and sign off that there are no damages**”. There is a \$125.00 re rent fee for this procedure.

A WRITTEN 30-DAY NOTICE IS STILL REQUIRED TO QUALIFY FOR EITHER OF THE ABOVE OPTIONS. ****** Any rental incentives (free rent...etc) received at the beginning of the lease will become void and will be payable to the Lessor for non completion of lease agreement.**
