



RE/MAX Advantage
Property Management
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BREAKING YOUR LEASE

Your lease agreement allows you to vacate the property before the expiration of the lease term, provided you meet specific criteria. Refer to Lease Paragraph 18 for detailed information.

To break your lease, you must:

- Continue to pay rent per your lease agreement until the home is re-rented or the lease term expires
- Pay a \$200 early termination fee
- Pay a Leasing fee of 20% on one month's rent
- Pay for all costs and expenses to prepare the property for release, advertising, lock change and securing of a new tenant
- Pay all utilities until the premises is re-rented (Utilities must be kept on, and the thermostat will be kept at 65 degrees in the winter months to prevent pipes freezing)
- Pay for any rent shortage if the premises must be let at a less favorable rate than the originally leased rate

You may exercise this legal option at any time during your lease term. If you wish to exercise this Lease Break option, the procedures are as follows:

- Complete and submit a notice to vacate form. [Click here to download](#)
- Remove all your personal property and have the property fully cleaned. Have the carpets professionally cleaned, using one of our preferred vendors. We can provide you with a move-out letter detailing this process.
- Submit the following to our office:
 - Payment of the early termination fee of \$200.
 - Return all keys/remotes/fobs for your property.
 - The signed Break Lease form which can be found [here](#).

Once you have submitted these items to our office, we will perform a move-out inspection to confirm the property is in full rent-ready condition, or determine what needs to be done to get the property ready. Once it is in full rent-ready condition we will begin advertising the property for rent. Please note that we are not able to begin advertising of the home until you have vacated, AND the home is in full rent-ready condition.

For information on breaking your lease due to military transfers [click here](#). Contact us with any questions.