



## Early Termination Replacement Tenant Terms

Apartment Number \_\_\_\_\_

Current Tenant \_\_\_\_\_

Replacement Tenant \_\_\_\_\_  
(Office use only)

### **30 Day Notice is Required for Early Terminating\***

I understand and agree that, if I desire to terminate my lease agreement before its expiration date and find a replacement tenant who is willing to sign a new lease agreement and who is acceptable to Landlord, the following shall apply:

I understand the replacement tenant(s) must sign a new lease agreement with a term of a minimum of 6 months or the remainder of my lease agreement term, whichever is greater.

I understand that if my replacement tenant signs for a term shorter than 12 months they will see an additional \$30 monthly fee for their short-term lease.

I agree to pay an early termination administration fee.

If I wish to end my lease after:

**1 -3 months**, I will be required to pay a **\$400** Early Termination Fee.

**4 -6 months**, I will be required to pay a **\$300** Early Termination Fee

**7 -12 months**, I will be required to pay a **\$200** Early Termination Fee

I agree to have the apartment clean in compliance with  
The Village Move Out Cleaning List.

I understand that I will have to pay for any cleaning not done  
according to the Cleaning List.

I understand that until an acceptable replacement tenant signs  
a new lease agreement and accepts all responsibility for my apartment,  
I will be responsible for my lease agreement, including timely payment of rents.



I understand that full rent is due on the first day of the month.  
If I have paid the full amount due, then I may be eligible  
to receive a refund for prorated rent after my replacement  
tenant moves in.

I understand that it takes 5 business days to prepare my apartment into an acceptable  
condition for the new tenants, and I will financially responsible for my unit up until the day  
before the new tenant moves in.

I understand that the replacement tenant must sign a new lease  
agreement at the current rental rates.

I understand I am responsible to find an acceptable replacement tenant.  
Landlord has no obligation to find a replacement tenant  
and may continue to rent apartments to others in the ordinary  
course of its business.

I understand I am responsible for repaying any incentive or discounts  
that I may have received on the agreement of a fulfilled lease.

I, \_\_\_\_\_ agree to all terms and conditions stated.

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

\_\_\_\_\_

Scheduled Move-Out Date

If applicable, do you want to be reimbursed rent from new residents when they move in?

\_\_\_\_\_

Yes

\_\_\_\_\_

No

\_\_\_\_\_

Date