

Breaking Your Lease

Dear Resident,

Your lease agreement does allow you to vacate the property before the expiration of the lease term, provided you meet specific criteria. To break your lease, you must:

- a. Continue to pay rent per your lease agreement until the home is re-rented or the lease term expires.
- b. Pay an administrative fee equal to 75% of the one month's rent before vacating.
- c. Pay all other charges or fees due, including utilities and lawn upkeep expenses.

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:

1. Complete and submit a notice to vacate form.
2. Remove all your personal property and have the property fully cleaned. We can provide you with a move-out letter detailing this process.
3. Submit the following to our office:
 - a. Payment of the total administrative fee due which is equal to 75% of one full month's rent.
 - b. Return all keys/remotes/fobs for your property.
 - c. The signed Lease Break form.

Once you have submitted these items to our office, we will confirm the property is in rent-ready condition, and we will then 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 domestic violence or military transfers [click here](#).