

## Early Termination of Lease Agreement Information

We understand that unforeseen circumstances may require residents to terminate their lease, and we are dedicated to assisting you through this process. Below are the obligations you must fulfill when terminating your lease agreement:

- **Management Fees of \$50.00 per month:** This fee is charged to anyone unable to fulfill the lease term, along with your 30-day notice to vacate. This fee ceases once the property is re-rented and new tenants move in.
- **Administrative Fee of \$150.00 per week:** This fee is charged weekly until the property is re-rented.
- **Showing and Advertising Expenses of \$250.00 per week:** This fee covers labor and transportation expenses incurred when showing the property to potential residents and the advertising costs incurred by 3<sup>rd</sup> party posting websites.
- **Turnover Inspection Fee of \$150.00:** This fee covers having a third party conduct a move-out report before the lease expires.
- **Rent:** You are responsible for the total monthly rent until the property is re-rented and new tenants move in. Rent is due on the 1st of each month and is considered late if not received by 5 p.m. on the 5th. Late fees accrue until paid in full.
- **Utilities:** You must keep utilities in your name until the property is rented to another person. Failure to do so will result in a \$75 lease violation fee for each utility bill received per month that is not maintained in their name and is in addition to the actual utility bill.
- **Rent Incentives:** Any incentives or move-in credits received during your tenancy must be repaid in full since the lease agreement will not be fulfilled. This may also include reimbursing any move-in credits given to the replacement tenant.
- **Yard Care:** If the lease states you are responsible for yard care, you must maintain the yard until another tenant signs a lease agreement and moves in.

Please inform the office if you plan to pursue terminating your lease agreement early so we can update your profile accordingly. For further inquiries, contact our office at [office@rentwisepm.com](mailto:office@rentwisepm.com), and we will address any questions and concerns.