



REQUEST FOR ASSIGNMENT / EARLY TERMINATION

DATE: _____

Tenants: _____

Premises: _____

Property Manager: _____

The Tenants above have requested an Early Termination or Assignment to the original Lease dated: _____

Per Paragraph 16 of the Residential Lease, Assignment and Early Termination:

A. Assignment. Tenant shall not assign this Lease without Agent's written consent. Tenant shall pay Owner or Agent, as determined by the Agent, the Assignment Fee, damages and any other fees in connection with any request for consent to an assignment. Any request for consent to an assignment must be on forms provided by Agent. Owner's consent to any assignment shall not waive Agent/Owner's right to approve or disapprove any future assignment. Owner may assign this Lease at any time without the consent of Tenant.

B. Early Termination. Tenant shall not terminate this Lease without Agent's written consent. Should Tenant want to terminate this Lease early, for any reason other than a military transfer as covered under the military clause, Tenant shall pay Agent the Early Termination Fee with any request for consent to Tenant's termination prior to the expiration of the full term of the Lease. The Early Termination Fee is intended to compensate Agent for their efforts, administrative and otherwise. The Premises will not be put on the market until the Early Termination Fee has been paid by certified funds to the Agent. Tenant will be responsible for all rental payments, utilities (must remain on and at a reasonable temperature), and maintenance of the Premises until a new suitable Tenant is secured and the Lease has commenced. Tenant will be responsible for reimbursing the Owner/Agent for any additional expenses that result from the Tenant's early termination. The following fees may be included but are not limited to: reimbursement of the Finder's and Leasing Fee, smoke detector recertification, lock rekeying, and advertising costs/fees. Any request for consent to terminate must be on forms provided by Agent.

C. Sublet. Under no circumstances are Tenants allowed to sublet.

The Tenants above will be responsible for the following fees, damages and conditions:

The Agent will not list the property for rent until the Assignment fee is paid to Agent by certified funds or cashier check.

TENANT

DATE

TENANT

DATE

Property Manager acknowledges Receipt of this notice to Terminate and will notify Tenant in writing once the Owner has approved the request.

Property Manager

DATE