



## Early Termination of Lease

We understand that sometimes an early termination cannot be avoided, and we want to make this process as easy for you as possible. Listed below are the guidelines for terminating your lease early. If you have any questions regarding the following, please do not hesitate to ask.

1. You are responsible to pay rent and pet fees until a new lease has been signed or yours expires.
2. You must keep utilities on until a new lease is signed or your lease expires.
3. You must cut the lawn weekly, maintain the lawn and keep the walkways and porches clear of snow and ice.
4. CRM Properties will market the property for a new tenant. You may do so as well. If you market for a tenant you must direct the tenant to apply online at [crmproperties.net](http://crmproperties.net)
5. Application fee is \$50 per adult. For questions about our screening process, direct applicants to our website.
6. On average, most properties will rent within 30 days.
7. In order to speed up the process you will want the property to look as good as possible from the curb and be as clean as possible inside. Cut the lawn weekly and place scent machines inside the home.
8. Early termination fee is equal to one month's rent and the cost to rekey the property which is \$50.00. Half of the of the early termination fee must be paid when signing "early termination of lease" form.
9. ***Very important:*** We will not begin marketing the property until the property is clean and in the same condition it was when you rented it- "rent ready". We will do a preliminary walk through to confirm the property is "rent ready". If it is not, we will instruct you what needs done. You may do those items or pay us to do them. If you choose to pay us, you will need to pay us before we will do the work or begin marketing. If the property is not rent ready when we inspect, any further inspections will be \$45.00 per inspection.
10. ***Very important:*** Failure to maintain the lawn, utilities or pay rent and pet fees is a violation of your lease. If you fail to comply you are in default of the lease and we may file an eviction. We want to assist you through this process and do not want it to come to this. Please continue paying rent and maintaining the lawn and utilities.
11. Once an applicant is approved and has signed the lease, you must sign a lease termination form within 24 hours of receiving it. We will not release you from your lease obligation until you sign it.
12. Your final rent payment will be prorated to the day the new lease is signed and returned to you within 45 days.
13. ***You must sign and return this form and pay half of the early termination fee before we will schedule an inspection or begin marketing the property.***

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

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