
EARLY MOVE-OUT OPTIONS

(A Move-Out Packet can be found on our website)

- **Option #1: Pay the Lease Buy-Out**

This option allows the tenant to move out without penalties or collections for the remainder of the lease.

- Pay Lease Buy-Out amount as outlined in your lease (Equal to 3 months' rent after vacating unit), plus an additional \$685 to cover the turnover service. Payment is due by move out date.
- Follow the instructions in the Move-Out Packet
- Deposit will be refunded as outlined in lease and Move-Out Packet
- You will not be charged for additional rent or penalized for moving out early

- **Option #2: The "Re-Rental Program"**

With this option the tenant pays \$500 to enroll in this program. The tenant continues to pay rent and utilities until a qualified applicant signs and begins a new lease. Payment for this option must be received in order to start marketing the property. The following rules apply:

- The property and lease terms are listed for rent on the property manger's website. You **may not** also advertise it as this will create confusion for perspective renters. Understand that you are only showing the unit and **all questions should be directed to your property manager.**
- Tenant agrees to follow the instructions in the Move-Out Packet. It is important that the tenant leaves the property in excellent condition for it to rent quickly. If the unit is not in excellent condition the tenant agrees to pay for necessary work as outlined in the Move-Out packet.
- Tenant continues to pay rent and utilities until a qualified applicant takes possession (there may be a turnaround period between tenants that you will be responsible for).
- Any charges left unpaid for more than 45 days will be sent to a collection company and an additional 40% will be added for any collection or attorney costs incurred by the property manager.

Tenants who need to move out early and do not want to be penalized need to complete this form and return it to your property manager for approval.

***** I understand that the terms of the lease for the new tenant will be determined by the property manager and posted on the website. I am not to discuss rent, pets, deposit or other lease related terms with people who are looking to re-rent my unit.**

I _____ at _____ choose Option # _____ and agree to the terms above.
(Tenant Name) (Address)

Move Out Date _____

Tenant Signature

Date

Tenant Signature

Date

HomeRiver Group Rep.

Date