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### Lease - Early Termination Options

Per the lease agreement, there is no early termination of the lease. However, we understand that circumstances happen and we are happy to help. There are two options available to you and they vary based on if the lease is in one name or if there are multiple tenants on one lease. All parties on the lease must be in complete agreement to make any changes to the lease.

1. Find someone to take over your lease.
  - a. This option requires the tenant to find someone to take over the remainder of their portion of the lease. The person taking over the lease must go through the application process and get approved. Once approved, there is an amendment sent out to remove the current tenant and add the new tenant. All parties on the lease must sign this amendment. There is a \$150 amendment fee that must be paid to complete this amendment. All other terms of the lease shall remain the same.
  - b. The original security deposit paid will remain with the lease. Any repayment of the deposit will be between the tenant being removed and the tenant being added, outside of Athens Real Estate Group.
  - c. Athens Real Estate Group does not have a system for roommate matching. The tenant is solely responsible for finding the person to take over their portion of the lease.
  
2. Athens Real Estate Group advertise the property as available.
  - a. This option is only available if all parties on the lease are in complete agreement to terminate the lease early and are in complete agreement on the date of early termination.
  - b. The tenants on the lease are completely responsible for the lease and property until Athens Real Estate Group has found an approved applicant to start a lease on the property. The tenants must have power and water on for the property through the end of their lease, plus 7 days after their lease is terminated to allow management to clean and paint the property. **There is no guarantee we will find an approved applicant prior to your lease end date.**
  - c. We do not offer short term leases, leases shorter than 12 months. The new lease must complete the current lease term and go through the following July. Once the new lease has been approved, there will be an amendment send out to all parties on the current lease to terminate the lease early. We cannot complete the new lease until the early termination amendment has been completed.
  - d. Tenants terminating their lease early will be responsible for all turn charges; including but not limited to cleaning, painting, and maintenance. Maintenance that is not a tenant responsibility will not be charged to the tenant.
  - e. The full security deposit will be forfeited due to early termination of the lease. If there is not a security deposit on file, then the tenants are required to pay an early termination fee that equals the amount of one month's rent.

Once Athens Real Estate Group gets involved with advertising the property, only the 2<sup>nd</sup> option is available. The tenant would need to direct anyone they find to Athens Real Estate Group.