



**Specializing in Property Management**

## **EARLY LEASE TERMINATION**

Should a tenant need to vacate prior to the end of a lease please review the following:

1. Rent payments must be made on time through the day that another resident begins paying the rent or the end of the lease which ever comes first.
2. Millennium with your approval, can market the property to find a replacement tenant for you. Home must be available for showings and a lock box for entry are placed on the property, in order to do this.
3. Should you need to vacate prior to the lease end date, rent will need to continue to be paid through the lease end date or through the date that a new tenant's lease begins.
4. A tenant may not sub lease but you may try to help find a replacement occupant who would then fill out an application to be approved.
5. Once a new resident is found there will be a charge for 1 month's rent which covers the owner's costs in placing a new person in your residence. This fee will need to be paid prior to move out.
6. Once the property is leased your security deposit can be dispersed according to the lease.
7. Home must be left in move in condition for the new resident.

Address for Early Termination: \_\_\_\_\_

Date vacating: \_\_\_\_\_

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

4742 Clarkston Road • Clarkston, Michigan 48348  
Office 248.394.0464 Fax 248.394.1100

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