



Houses & Then Some, Inc.
 Management – Realty – Investments

EARLY LEASE TERMINATION AGREEMENT

Property:

Houses and Then Some, Inc. agrees to an early termination for the lease signed between Houses and Then Some, Inc. (Landlord) and_ (Tenant) that expires _, provided that all of the below requirements are fulfilled.

1. Tenant will continue to pay full rent, on time, until the above address is rented out OR the term of the original lease expires.
2. Tenant must leave the above address in rent-ready condition (at the same or better condition from when tenant first moved in). Any expenses required to bring the property up to rent-ready condition will be paid by tenant.
3. Tenant will be charged a one-time placement fee if the property is rented before the terms of the lease expire. The placement fee will be one half of a full month's rent rate at the time property is filled.
4. Tenant agrees to pay cleaning, maintenance, utilities, and lawn care fees until the property is rented. These fees will be paid out of tenant's security deposit which is held in escrow, or if tenant's security deposit does not contain sufficient funds, tenant will be billed directly.

If Houses and Then Some, Inc. fills the above property before the terms of the lease agreement end, the remainder of the security deposit will be mailed within 30 days to the forwarding address tenant provides.

_____	_____	_____	_____
Tenant Signature	Date	Witness Signature	Date
_____	_____	_____	_____
Tenant Signature	Date	Witness Signature	Date
_____	_____	_____	_____
Landlord Signature	Date	Witness Signature	Date

