



**Turn-Key Real Estate, Inc.**

P.O. Box 1715 – Paso Robles, CA 93447

1502 Park St – Paso Robles, CA 93446

O | 805.239.0795 F | 805.239.3711

### EARLY LEASE TERMINATION OF LEASE AGREEMENT

We understand that from time to time, residents may have special circumstances that may prevent them from fulfilling the terms of their lease agreement. In those cases, we are here to help. We will actively work with you to get the property lease to another qualified tenant. The EARLY LEASE TERMINATION involves having Turn-Key Real Estate, Inc. find a qualified replacement tenant.

Upon satisfaction of the proceeding terms, \_\_\_\_\_ (Tenant) shall be released from the Residential Lease Agreement with Turn-Key Real Estate, Inc. executed on \_\_\_\_\_ (original lease date) at the property located at:

\_\_\_\_\_ (Address) \_\_\_\_\_ (City), California \_\_\_\_\_ (Zip)

1. **Tenant to Pay EARLY LEASE TERMINATION Fee of \$500.00, at time the early lease termination is requested.**
2. **Tenant shall pay all rents as they become due on the first of each month, up to the date a replacement tenant is approved and contracted by Turn-Key Real Estate, Inc.**
3. Provide Turn-Key Real Estate, Inc. the date the home will be vacated. This date is very important in our marketing efforts and to inform potential applicants when the home will be available. \_\_\_\_\_ (date you will turn in keys). Tenant agrees to return possession of the property to Turn-Key Property Management on or before the above listed date.
4. Comply with all showings if you are to remain in the property while we find a new tenant. It is in your best interest to cooperate with all of the showing appointments to facilitate attracting a new applicant. Allowing the home to be shown whenever requested and making the home look as nice as possible will aid in renting the home quicker.
5. In the even Tenant moves from premises before Turn-Key Real Estate, Inc. contracts a replacement tenant, Tenant shall keep all utility services on until a new tenant commences their lease term.
6. Yard Care – If your lease states you are responsible for yard care then you are still required to maintain the yard up until the new tenant commences their lease.
7. **NO SUBLETTING** – If you know someone interested in lease the property please have them contact the office to apply.
8. Replacement tenants must meet Turn-Key Real Estate, Inc. qualifications and pass screening criteria and background checks.
9. Replacement tenants must sign a new lease agreement with terms not less favorable to the landlord than your current lease agreement.
10. Tenant to pay all advertising expenses incurred in finding a replacement tenant.
11. Tenant shall pay for the cost of re-keying the locks.
12. **IMPORTANT** – You are responsible for all rent payments, utilities, yard maintenance, cleaning, upkeep of the home and all other obligations under your lease agreement up to and until the day the lease agreement starts with the approved incoming tenant. Be sure to leave all utilities on until the new tenant moves in.
13. Additions (made by management):

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All of the same standards apply in cleanliness and condition of the property as indicated in your lease agreement.

The security deposit refund will be determined once the property has been re-rented and the new tenants have started paying rent and all your obligations under the lease agreement have been fulfilled. Turn-Key Real Estate, Inc. has twenty one (21) days to return your security deposit, minus any deductions per the lease agreement.

Provided the above terms and conditions are met and the home is turned over in good condition, your existing lease will be terminated early and all deposits will be refunded in accordance with the lease agreement. Your contractual obligation will be considered fulfilled and reported as such by Turn-Key Real Estate, Inc. to any inquiring party.

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Turn-Key Property Management

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Date