

Early Lease Replacement, options on getting out of your lease early

We have options to work with you, but primary is that the owner of the home is not to incur any financial loss or burden as we look to replace your lease in the home. This means that you remain obligated to pay the rent until a new lease has been secured. This can take some time and effort. For this to happen we must collect applications, approve applicants, sign an entirely new lease, and collect a new deposit with someone before your obligations under your lease will terminate. We usually allow 60 days for this effort in the summer when it happens quickest. Keep in mind that Sept thru April are notably slower months and it doesn't always happen quickly.

Section 12 of your lease allows Roberts and Sons to charge \$400 in the effort to re-lease the home. Understand that when you engage in this process we are allowed to charge you for this fee for this option. The fee makes no guaranty of when, or if, a replacement will be found.

Again, the fee and any documents you sign allowing us to "TRY" to replace you are NOT guaranties that you will be let out of your lease obligation on any given date. The only way for this to happen is if we approve a new person and they sign a new lease replacing your obligation. With the exception of military relocation, there is no automatic walking away from your lease. You need to plan ahead for this effort. That said, we are fully open to finding a new person to lease your home with the above things in mind.

Your first step will be to fill out and return the attached Authorization form found on page 2 of this document. Please note that this is an authorization form, not a guarantee or actual termination of your lease, nor does this form authorize residents to sublet the home. It authorizes Roberts and Sons to make the effort to re-lease the home. The date on the form should be the last day of the month you "wish" to possess the home. Once we have that we will confirm the owner's wishes and then post the home on our website based on the owner approving such. Until the form is returned and we post the home on our website you are forbidden from advertising the home, discussing it as available for rent, or showing it.

After that you can direct people that you know are interested in the home to us. You are not to collect any funds or applications directly, simply direct people to us to engage in the standard application process if they like the home and want to pursue it. We will keep you informed of the status if we get a serious applicant, but don't assume just because you have given 20 people our contact that there must be a serious applicant, because many people act interested but then don't follow through. If there are any questions about deposit, rent, etc., you should direct them to us or our website. We are generally fine if you want to show the home, but questions after that need to be directed to Roberts and Sons.

The final item is the lease term. The owner will USUALLY honor the existing rent amount through your existing term for a new applicant. However, the owner has the right to avoid unnecessary wear and tear on the home as well as set the rent and term regardless of your lease. Also, we will generally not sign a lease with a new tenant unless it is for at least 6 months. This is rarely an issue with qualified and stable applicants, but it can affect the number of interested applicants depending on when you engage us on the effort, so you need to pass this on to people as they engage you and us. What this means is simply that if you have only 3 months left on your lease, and unless the owner says otherwise, we will be looking for a term through the following year or 15 months, and there will usually be a rent increase involved in the additional term so you must direct them to our website for details on the home and rental terms.

All cleaning and check out efforts detailed with your lease will apply no matter how short a stay you have made in the home including steam cleaning of carpets and all other housekeeping expectation.

ROBERTS & SONS LLC

Property Management & Sales Since 1977

P 303.581.9937
F 303.530.5237
7920 Grasmere Drive
Boulder, CO 80301
www.robertsandsons.com
robertsandsons@robertsandsons.com

Early Re-Lease Tenant Authorization

I, _____, (print First and Last name) authorize Roberts and Sons LLC to search for a new renter to replace me with the goal releasing me from the lease I have at the property located at _____ (print property address) on or after an effective date of _____ (print date).

I understand that signing this authorization does not change my responsibilities to my current lease at the home, and that unless, and until, such time that a new lease is completed to replace mine, I am still responsible to pay rent and uphold all other obligations of my lease through the original end date.

I also understand that once a new lease is secured I will be required to fully vacate the home by 12:00 noon the day before the new lease is to take effect with all check out efforts completed, this date not to be prior to the date I stated above.

I expressly acknowledge that this authorization is not a promise or guarantee that my lease or obligations will change and I have read the entire 2 pages of this authorization form.

Date: _____

Signed : _____