

AGREEMENT FOR VACATING PRIOR TO LEASE EXPIRATION

This Agreement made this _____ day of _____ 20____, by and between _____ (hereinafter referred to as Lessees) and Hecht Property Management as agent for _____, owner of premises at _____.

The lessees hereby requested an early termination of their lease and in that regard are requesting the Agent to re-let the premises identified above.

Lessees acknowledge that they are responsible for all rent due until a new tenant takes possession or until the end of their initial lease term, whichever happens first. If a new tenant is found to replace the current lessee, lessee is responsible for the following expenses in addition to the above mentioned rent: 1. a lease fee of half of one month's rent, 2. any cost of clean-up after they vacate, 3. replacing battery in smoke detector, 4. cleaning gutters, 5. refilling any gas or oil tanks if they were filled when tenant took possession, 6. trimming grass and shrubs, and all other work necessary to return the property to the condition it was in when lessee took possession.

Check one to indicate how payment will be made, Lessees

have attached a check for half one month's rent to help offset these charges, and authorize any and all remaining expenses to be deducted from security deposit.

Or

authorizes Agent to apply security deposit toward any and all of the above listed charges.

I acknowledge that if charges are greater than moneys held, I am responsible for the difference.

Permission is granted to place a "For Rent" Sign on the property and to show the property during normal working hours in the absence of the Lessees and at other times by appointment with the Lessees. Telephone contact should be made at the following numbers to make appointment or notify of showings _____

(Please list all numbers you would like Hecht Property Management to call prior to taking key and showing).

Possession may be granted to a new tenant on or after _____. Lessees acknowledge their responsibility to continue paying rent and all utilities in accordance with their lease until such time as a duly approved relief Tenant is actually in residence and paying rent.

Lessee Date

Lessee Date
Agent: Hecht Property Management
by _____