



Cornerstone Real Estate Team

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What Happens with Early Termination of my Lease?

Most leases in Colorado are written for initial fixed terms, usually 12 months. Renewal periods are also usually written for a fixed number of months. During these fixed terms, the tenant has agreed to remain in the property and pay rent through a certain date, and the landlord is obligated and required to allow the tenant to remain for that period of time. The only exception is a month-to-month lease which can be terminated with a 30-day notice by either party.

So what happens if it's October, your lease doesn't end until the following May 31st, but life circumstances are forcing an early departure from your rental home?

Perhaps you've lost your old job and already found a new one, but the new job requires relocation to another city? Sometimes tenants divorce and neither can afford the rent alone, so both have to move. Sometimes tenants are under no financial duress but elect to buy a new home and terminate their lease early, and simply include the early termination costs in the overall financial decision to buy the new home.

There are a number of life circumstances that can cause a tenant to contact us and ask, "What happens if I can't finish my lease term?"

This is called **Early Termination** and is covered by paragraphs 16 and 21 of your Cornerstone Lease Agreement.

Paragraph 21 covers Default, where a tenant moves out and stops paying rent. We call this "abandonment" and it results in legal action, damage to the tenant's credit report, and ultimately the account being placed for collection. In the event the tenant buys a house, our attorney will sue, then after obtaining a judgment, we place a lien on the property. In other words, *the worst financial and credit consequences possible are realized*, and the price is paid for years to come.

Paragraph 16 provides a graceful exit from the lease. Most tenants want to avoid damaged credit, ruined rental history and collection, or a judgment and a lien on their new home, so we more commonly operate under Paragraph 16, which involves locating a new tenant to lease the home and allows the tenant to depart on good terms. Below, I'll outline how this works.

In a nut shell, when you want to move early and wish to do so in a way that follows the lease agreement and avoids negative consequences, all of the costs of your decision to terminate early must be absorbed and paid by you (the tenant) and not the property owner.

This is a simple concept for most to understand. The owner of your rental property has no obligation or desire to subsidize your moving costs by absorbing lost rent and other turnover expenses created by your early termination and

departure, so all of the financial consequences of your decision to leave early belong to you. The following steps must happen if you are a Cornerstone Real Estate Team tenant:

- 1) You must provide written notice of your intent to terminate early, including a move-out date.
- 2) Your written termination notice must include payment of the reletting fee listed in paragraph 16 of your lease agreement. The reletting fee is typically equivalent to one month's rent. Check your specific lease agreement or renewal for your amount.
- 3) You must continue paying rent (and utilities, fees, etc., as required by your lease) each month on the first, until a new tenant is found, and the new lease begins (or until the end of your lease term).
- 4) You must continue your utility services after vacating, until a new lease starts or your lease ends.
- 5) You must arrange for lawn service (and/or snow removal, etc., as required by your lease) after you vacate, until a new lease begins or your lease ends.
- 6) All other terms and conditions of your lease agreement must continue to be met and you are still responsible for periodic checking up on the property unless you've arranged with us to do it for you.

That's it in a nutshell. It's not negotiable. In fact, we don't even *have* to allow Early Termination. So, when tenants argue or want to do it a different way (which always involves shifting costs and risk away from tenant and to the owner), we simply don't do it.

Once the above steps are accomplished, you leave with a good rental history, receive your deposit disposition, and have completed your lease agreement on good terms. You haven't technically "broken" the lease, but instead satisfied the requirements of Early Termination.

Frequently Asked Questions:

Q: Can I wait until you find a tenant to provide notice?

A: No. We won't initiate any efforts to locate a replacement tenant until/unless we have written notice to vacate with a move-out date and payment of your reletting fee. Understand that we don't even have the legal right to promise the property to a new tenant if we haven't received written notice from you, so your status is either one of 100% staying, or 100% leaving – there is no "maybe" or in between status that can be accommodated. We can't market a property without a defined availability date for move-in.

Q: I don't want to pay the reletting fee. Do I really have to, or can I pay it later?

A: You already agreed to pay it when you signed your lease. You are simply keeping an agreement you already made. It must be paid up front, as agreed in the lease.

Q: If I know someone who wants to rent the house, can I refer them to you?

A: Yes, of course. They must submit an application and qualify the same as any tenant. You may not “market” the house. (You cannot list the home or place an ad for the home, for example). You can tell your friends and co-workers about it and try to help find a tenant, but you can’t, for example, put your own sign in the yard.

Q: Why should I have to keep paying rent after I move out?

A: That’s the agreement you made when signing the lease. Failure to pay rent will represent a default of the lease. Continuing to pay rent allows us to keep sending the owner his or her monthly proceeds and it keeps you in compliance with your lease agreement and in good standing, which is the goal of paragraph 16 of your lease agreement.

Q: How long will it take to find a new tenant?

A: We normally locate a new tenant within 30 days, sometimes sooner. But it could also take longer depending on the time of year, market conditions, the condition in which you left the home, how well the home shows, and other variables.

Q: What if I only have 2 months remaining on my lease? Can I avoid the fees?

A: No, but if you have less than 3 months remaining on your lease, you’re probably better off finishing your lease or pay out your remaining rent in full rather than terminating early. When a tenant pays the final month of a lease term and also notifies us in writing they will be departing by a date sooner than the last day of the lease, we will market the property as available on the earlier date. You will still have to maintain utilities and yard care per your lease agreement through the final day of the lease, but if a new tenant is located and moves in prior to the end of your lease term, you’ll receive a rent rebate and will have successfully completed your lease term without having to pay a reletting fee.

If you have **more than** 3 months remaining on your lease term, you’re probably better off paying the reletting fee though and letting us find a replacement tenant.