



ELDERS EVERTON PARK BREAK LEASE AGREEMENT

If you wish to vacate your property, but are currently in a fixed term lease agreement that is yet to expire, you will be breaking your lease agreement. As per your signed Form 18A General Tenancy Agreement, you will be responsible for all reasonable costs incurred to the landlord to re-let the property, and for rent up until a suitable new tenant has moved in, or the expiry of your lease, whichever comes first. You will also be responsible to maintain the property, inside and out as per your tenancy agreement until a new tenant has moved in. Please acknowledge and initial below to confirm your understanding of this procedure.

Property Address: _____

Vacate Date: ____/____/____

Lease End Date: ____/____/____

ITEM	COST/DESCRIPTION	SIGNATURE
Letting Commission	1 weeks rent + GST	
Marketing Commission	\$50 + GST	
Rent	Weekly rent until a new tenant has taken possession of the property	
Property	To maintain the property, inside and out, as per your signed Form 18A, until a new tenant has taken possession	

If you locate a tenant yourself to take over your fixed term agreement, they must have viewed the property, and must submit application forms to our office for processing. They will only be able to take over your lease and move in if the landlord approves their application. You will still be responsible for the letting costs, rent and maintenance requirements, and should the property have already been marketed, the marketing costs will also still apply.

Elders Everton Park will do everything in order to try and minimise your loss throughout this process. Should you at anytime have any queries or questions relating to your break lease, please contact us in the office.

Elders Everton Park
07 3355 5444