

**AGREEMENT FOR VACATING PRIOR TO LEASE EXPIRATION**

This agreement made this \_\_\_\_\_ day of 20\_\_\_\_, by and between \_\_\_\_\_ (hereinafter referred to as Lessees) and Ivy Property Group, LLC. As agent for \_\_\_\_\_, owner of premises located 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 dur 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 for one half of one month's rent
2. Any cost of clean – up after lessee vacates
3. Replacing batteries in smoke detectors
4. Cleaning gutters
5. Refilling of any gas or oil tanks if they were filled prior to when lessee 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:

Have attached a check for half of one months' rent to help offset these charges, and authorize any and all of 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 monies held, I am responsible for the difference.

Permission is granted to place a "For Lease/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 an appointment or notification of showings:

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(Please list all contact numbers and names)

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Lessee(s) Signature Date

by \_\_\_\_\_  
Ivy Property Group, LLC Representative