

SUB-LEASE POLICY (9/1/10)

If you must break a lease, please let us know as far in advance as possible when your apartment will be available for sublet. Your charges will be as follows:

Advertising	\$38.00/week (current)
Remodeling	Our cost
Sublet charge for finding a new tenant	\$200.00

Should you find a suitable replacement, the sublet charge will be only \$50.00. Additionally, \$25.00 must be received with each application as a credit check charge.

If you have less than five months remaining on your lease, the \$200.00 sublet charge will be reduced proportionately (such a 2 months left = $2/5 = 40\%$). If you have lived in the apartment for more than one year there will be no remodeling charge.

In all cases you will be charged for any vacancy until a new tenant is found, plus any normal charges which would occur at the end of your lease: carpet cleaning, stove cleaning, refrigerator defrosting, etc.

The \$200.00 sublet charge must be paid when landlord is notified that you wish to sublet. If your charge is less, the difference will be refunded with your security deposit.