



I HAVE TO BREAK LEASE

Sometimes the situation occurs that you have to break your lease. Refer to your rental agreement for specific information regarding the early termination of your lease. Generally speaking, this is what happens if you need to break lease:

GIVE NOTICE AND PAY FEE

In order to exercise the early termination option, you are required to give 90 day notice and upon giving notice, pay an early termination fee of an amount equal to 1-1/2 times one month's rent. This means that by paying the early termination fee, you are only responsible for rent and utilities for the next 90 days. If you relinquish your property before the 90 day period is complete, we will begin trying to re-rent your unit. In the event we are able to rent your unit to another tenant, you are released of any cost obligations from the day the new tenant moves-in.

IF YOU DO NOT PAY THE EARLY TERMINATION FEE:

If you do not pay the early termination fee, then you are in violation of your rental agreement and are responsible for rent and utilities until the end of your lease (or until we get your unit rented out) plus any costs related to getting it rented out, such as marketing costs which is typically \$2 per day. Oregon Law (ORS 90.302) gives landlords the option of charging a fee of 1-1/2 times one month's rent *instead of* actual costs for rent, utilities and costs to re-rent. We will charge whichever amount is greater.