



Early Lease Termination Policy

It is the expectation of Signal Property Management that tenants fulfill their obligations under the lease. Sometimes, circumstances change and tenants need to move from the homes in which they lease. Therefore, Signal Property Management instituted the following policy in an effort to relieve the tenant of their full obligation under the lease without harm to the Owner of the home.

Signal Property Management's policy is as follows:

- **Tenant will pay rent according to the lease until the new tenant begins paying rent, regardless of the move out date.**
- **Tenant will pay an amount equal to one month's rent as a "Re-leasing Fee" or "Termination Fee" plus any expenses incurred over and above Signal Property Management's typical expenses to lease a home (example: refunding application fees on multiple approved applicants).**
- **Tenant will still be responsible for all other aspects of the lease and for returning the home to its original condition, with the exception of ordinary wear and tear.**
- **Owner or Signal Property Management may market the property at a price HIGHER than the price the current Tenant is paying. It is the Owner or Signal Property Management's right to market the home at a price they deem is current market rate.**
- **Tenant may refer prospective tenants to lease the home. Owner or Signal Property Management is under no obligation to rent to the referred prospective tenant.**

Please note that there is typically a time between the move out of the current tenant and the move in of the incoming tenant. This may happen due to tenant's schedules and/or time it takes to prepare the home for the incoming tenant. In this case, the terminating tenant will be charged a prorated share of the rent, until incoming tenant takes possession and begins paying according to their lease – thus creating no break in rent paid.