**What If I need to Break my lease**

Should you need to leave during a fixed term lease, you must advise your property manager in writing. Breaking a fixed term lease is breaking a legal contract and as such the following costs will be incurred:

**Rent**

You must continue to be paid until a new tenant that has been approved by the owner , takes possession, *OR* the lease expires (whichever happens first)

**Damages payable-**

The owner is entitled to claim financial damages for any costs incurred to re-lease the property and any losses incurred for the full term of the tenancy that has not being completed. These costs can include, but are not limited to, pro-rata letting fee, final bond inspection, advertising and any shortfall in rent that the Lessor may lose if the rent on the new lease is less. c. Interior and exterior maintained

Should the property be vacant before a new tenant is sourced, it is also the break lease tenants responsibility to ensure the interior is maintained free from dust and cobwebs and to ensure the lawns and gardens are watered and maintained during this period