



## NOTICE OF INTENT TO DO A LEASE TAKEOVER

### Initial Term of Lease Unfulfilled

(Lease Addendum D)

Tenant(s) \_\_\_\_\_ hereby notifies Landlord (Legacy Rental Management) that all Tenants will vacate the property at \_\_\_\_\_ on the \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_.

1. Tenant acknowledges that the initial term of this lease will not be fulfilled on or before the above date and, unless otherwise prohibited by law, that all obligations of Tenant under the lease, including payment of rent, will remain in force unless and until another qualified tenant is found to occupy the property or until the initial term of the lease is fulfilled, whichever comes first.
2. Tenant is to market the property and present potential tenants to Landlord for approval. ALL APPLICANTS MUST BE APPROVED BY LEGACY RENTAL MANAGEMENT, WHETHER YOU FIND THEM, OR WE DO. Upon such approval, the obligations of the Tenant may be transferred to the new tenant and the tenant shall be released from further obligations under this lease. Current tenant agrees to pay two hundred fifty dollars (\$250.00) to Legacy Rental Management at the time of the transfer.
3. Your deposit stays with the current lease, if you would like a deposit back you need to collect from the approved applicant. You may not charge more than what we have on file. However, this could be a great negotiation tool.
4. Tenant understands that all property belonging to the tenant must be removed and said premises cleaned and returned to a "rent ready" status. Legacy Rental Management does not come inspect the property in between this lease takeover. It is up to you as the tenant to have the property rent ready.
5. Addendum to lease will be prepared by Legacy Rental Management, both you and future tenant will need to sign at any time BEFORE you move out.
6. Utilities must be transferred into new tenant's names without any gap.
7. **Full amount of rent** must continue to be paid on the 1<sup>st</sup> of each month

Do you have someone in mind to take over your lease **YES or NO**, if yes fill out information

Name of person taking lease if available \_\_\_\_\_

The Primary phone for person OR point of contact: \_\_\_\_\_

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Legacy Rental Management Representative

TODAYS DATE: ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.