

Agreement of Early Lease Termination:



Military-

Based on Section 92.107 of the Texas Property Code LVR Management will grant Military members the right to terminate their lease effective on the 30th day after the first date on which the next rental payment is due after the date on which the notice and military orders are provided to LVR Management.

Family Violence –

Tenant may terminate their lease if Tenant obtains and provides Landlord with a copy of a court order described under section 92.016, Property Code protecting Tenant or an occupant from family violence committed by a cotenant or occupant of the property.

Tenant Request to find a replacement Tenant –

Tenant can request that LVR Management attempt to find a replacement tenant for the property. The new tenant will be required to submit a rental application and be approved. The new tenant must sign a new lease for a period of not less than one year and for terms not less favorable than the current lease unless otherwise acceptable by landlord. The current tenant will be responsible for all cost including but not limited to Advertising, rent, changing locks and any other cost associated with re-leasing the property. Cost to the current Tenant will continue to accumulate until a new tenant is placed in the property or until the end of the original lease period whichever comes first.

Tenants Request to Terminate Lease and vacate without further Liability –

We realize that from time to time Tenants may have reason to request to be released from a current lease and do not want to take on the risk and liability that can accumulate with trying to secure a replacement tenant. Tenants can make this request to LVR Management. If LVR Management approves this request an early lease termination fee equal to one month’s rent in addition to forfeiting the tenant security deposit must be paid for the right to terminate the lease without further obligation. This fees will cover all cost associated with re-leasing property. All fees must be paid at the time of notice.

Note: If request is given on the 1st day of any month the termination date will be the last day of that month. If notice is given on any day other than the 1st day of the month the lease will terminate on the last day of the following month.

Tenant Name: _____

Tenant Address: _____

Based on your request for the type of early termination your new termination date will be: _____

Fee received by (staff): _____ Date received: _____ Payment form: _____

LVR Management Representative: _____ Date Received: _____

Tenant Signature: _____ Date Signed: _____

Note: This form must be signed and dated by an LVR Management staff member and the associated fee paid if any to be valid.