

If you are in a fixed term lease that is not due to expire but you wish to or need to vacate then it would be considered a break lease. In a break lease Situation you are:

* Responsible to continue to pay the rent as per the terms & conditions of your lease until such time as a new tenant occupies the property.
* Responsible for all advertising up to a maximum of $220 to promote the property and this must be paid in advance.
* You are responsible for the overall upkeep of the property including any lawn mowing/gardening until such time as a new tenant occupies the premises.
* You are responsible to pay the unused portion of the letting fee to the Owner for the remaining period of the lease term
* You are responsible for the payment of for the final inspection which could be up to $130
* You are responsible to pay the $12.00 per successful applicant for Tenancy Data Base Checks .
* You are responsible to advise us of your forwarding address and arrange to have all services such as electricity, gas, telephone and mail transferred prior to vacating the premises.

We like to help all of our tenant in a difficult situation and therefore like to work together with you. If you would like to start advertising and have home opens while you are in the property to find a new tenant as soon as possible then we can also do this. Please contact our office on 9268 8999 or email [reception@woodvilleprop.com.au](mailto:reception@woodvilleprop.com.au) for more details.