



VESICA REAL ESTATE

We want to inform you that breaking your lease contract can be costly. Even if circumstances like a job relocation make it impossible for some residents to stay in their apartment, they often choose to fulfill their lease contract because of the fees associated with terminating it. We'll explain the costs of terminating your lease below, but we recommend that you compare them to the cost of fulfilling the lease contract. If you're close to the end of your lease, it's usually better to fulfill the contract terms.

Paragraph 16 of your signed Apartment Lease Contract outlines the steps to terminate the lease before the initial term ends. If you terminate the lease early, you'll incur the following charges:

- **60 DAY NOTICE TO VACATE FEE/INSUFFICIENT NOTICE FEE**: If you give an official Notice to Vacate Form, you'll be required to pay rent for a full 60 days from that date, including a pro-rated portion of rent due for the next month. If you don't give notice, you'll be charged an Insufficient Notice Fee equal to 60 days of prorated rent.
- **LEASE TERMINATION FEE**: You must pay this fee, which is equal to one month's rent, on the day you turn in your keys to management.
- **RETURN OF INCENTIVES**: If you received a Move-in Special, you're liable for any amounts credited to you, and you must pay them on the day you turn in your keys to management. If you didn't receive any rental concessions, this fee doesn't apply to you.
- **FORFEIT OF DEPOSIT**: You forfeit your deposit, but you're still responsible for cleaning charges and damages. You can request a move-out inspection sheet that outlines what we'll document regarding your apartment's condition. We'll add your final water bill, any cleaning charges, and/or damages to your account at the time of move-out.

Paragraph 17 of your signed Apartment Lease Contract states that if you're a service member, you can terminate your lease at any time after your entry into military service or the date of your military orders. To do so, you must provide a written notice, including a copy of the document confirming your entry into the military or a copy of your orders, and pay all money due through the date of the proposed termination.

Below are the fees you'll be charged for terminating your lease contract:

30 Day Notice (Pro-rated due next month) \$ _____

Lease Termination Fee \$ _____

Return of Incentives \$ _____

Total Cost \$ _____

Please Note: The Total Cost doesn't include your forfeited security deposit, your final water bill, cleaning charges, or damages that may apply at the time of move-out.