



Breaking Your Lease

A lease is a legally binding agreement between the landlord and the tenant that holds the tenant responsible for the rent money until the end of the lease term. One year leases will automatically transfer to a month-to-month term. In the case where you must break your lease Inland Pacific Management will work with you to re-rent your unit while holding you accountable for the rent money until it is newly occupied. You will also be held responsible for the costs of re-renting. For example: advertising, re-keying, painting and cleaning.

Advertising:

IPM will advertise to ensure the listing is correct. Most of our advertising is done online and physically at the property. You will be charged a flat rate of \$50 for listing the property and displaying signage. You may elect to advertise in the Beach Reporter for an additional \$20/week. Although you will not be doing the advertising yourself, you may direct any interested parties to apply through IPM. Each applicant must submit an IPM application with proof of income and the application fee of \$20. You can elect to pay the credit check fee yourself if you are afraid it will deter prospective applicants or slow down the process.

Showing:

There are two options for showing your rental unit, either empty or with you living in it. If it is vacant, we can use a push button lock box or keep a key in our office, depending on the property owner's preference. If you are still living in the unit and would like to show it, our office will take information phone calls and pass on the names and phone numbers of interested parties to you to directly to schedule viewings at your convenience.

Re-Keying:

The price for re-keying varies with the amount of doors that need to be re-keyed. For a single front door it is approximately \$105. IPM re-keys every unit when it is rented to a new tenant for safety reasons.

Cleaning/Painting:

Cleaning specifications apply to all tenants who are vacating their unit regardless of breaking their lease. Please refer to general move out instructions. You will be held responsible for touch up painting.

Rental:

Whether or not you are living in the unit you will be held responsible for the lease terms (rent money) until the new tenants take possession. Fully executed applications will be processed as they are received and will be reviewed with the property owner who makes the final decision regarding approval.