

# PAN AM EQUITIES, INC.

## EARLY TERMINATIONS

*Please note all requests for Early Terminations Prior to the expiration of the Lease are subject to approval at the sole discretion of the Landlord. If permitted, the following options are available:*

### **A. EARLY TERMINATION AGREEMENT**

- No less than 30 day notice from your confirmed date of vacancy
- Confirmation of date of vacancy
- Up to a 3 month equivalent lease break fee to terminate early along with your 30 day notice
- Last month of occupancy must be paid in full
  - *ie: you let us know you are vacating on March 17<sup>th</sup>, the rent for March is due in its entirety- we will not credit back any days of rent and recommend terminating towards the end of the month*
- Security returned in accordance to your lease

### **B. ASSIGN YOUR LEASE**

- There is a \$500.00 processing fee owed to Mirador for all Assignments and/or Transfers and/or Upgrades/Tenancy Changes to the lease
  - *This can either be paid by You or the incoming tenant*
- You must secure a qualified incoming tenant (if securing a tenant on your own, you may post the listing for the apartment on any external platform except Streeteasy.com)
  - Same requirements you had to qualify under
  - Online application (separate fee)
  - Supporting Documents
- *Please note you are responsible for the entirety of the lease until the date the finalized and approved assignment commences.*
- Security is returned in accordance to your lease
  - Alternatively, you are able to hire Mirador to help secure a qualified tenant on your behalf. If they are successful in securing a tenant, you will owe them a brokerage fee, and only the Processing Fee would be waived.

Thank you,

Sang Evers

Leasing Manger