

MANAGEMENT SERVICES CORPORATION

Lease Takeover Addendum

Date _____

By the lease entered into on _____ between _____ (Lessee) and _____ (Lessor), Resident agreed to lease the premises known as _____ for the term of _____ to _____ and to perform all conditions and terms set forth in the aforementioned lease agreement.

Resident hereby authorizes Management Services Corporation to begin a new lease on or after _____ (Date).

Option 1 - Upon the signing of this agreement, I agree to refer/provide a new qualified resident to take over the lease, and pay Management Services Corporation a lease takeover fee of \$250. If the lease is a renewal, the new resident agrees to take the apartment "AS IS" under this option. The new resident must sign an "AS IS" agreement. If the obligated resident's lease term has not yet commenced, the apartment will be cleaned/turned and the restoration fee owed, unless the new resident specifies the desire for an "AS IS" agreement.

Option 2 - Upon the signing of this agreement, I/we agree to pay Management Services Corporation a lease takeover fee equal to one month's rent (\$_____). In turn, Management Services Corporation agrees to remarket the above mentioned apartment including advertising, scheduling appointments, and showing this unit. Management Services Corporation will also clean/turnover the apartment for the new qualified resident. For a future renewal lease, the resident must vacate seven days prior to the new resident's lease start date and the vacating resident is responsible for rent through the turnover period. Management Services Corporation may reduce the rent in order to mitigate my damages.

I understand that Management Services Corporation is solely responsible for qualifying all applicants under current Management Services rental criteria. I further understand that I am obligated for the subject lease until such time that Management Services Corporation has delivered an executed lease or until the term of the subject lease ends, whichever occurs first. **The total rent obligation under the subject lease is \$_____ not including any fees, the difference in rent should the rent need to be reduced, damages, all amounts I/we agree to honor to pay, or any other sums due and payable under the terms of the lease agreement.** Regardless of choosing either option for the lease takeover, management will not return the restoration fee to the resident.

Forwarding Address (Required)

Signature	Date
Signature	Date
Signature	Date
Signature	Date

Street
City
State Zip
Phone Number
Email Address

Property Manager _____

Date: _____

THIS AGREEMENT IS NOT VALID AND ENFORCED UNTIL IT HAS BEEN SIGNED BY ALL RESIDENTS AND THE PROPERTY MANAGER.

Si usted no entiende Inglés, entonces usted debe encontrar alguien traducir este documento para usted.
 Muchas Gracias.