

1. Lease Break Policy Addendum

1.1 POLICY & DEFAULT OPTION

Residents who wish to terminate their lease early must select one of the following options listed below. If no option is selected, then the default option will be Option 2 (see below for details).

1.2 OPTION 1: FIND A REPLACEMENT

1. You will use your own resources to find your replacement.
 - Ex. Craigslist, Social Media, Friends or Schoolmates
2. Replacement must be approved by Zuma
 - Ex. Young Professionals with Good Credit History; Students with valid I-20
3. Replacement must be same gender for shared apartments
4. Replacement will sign a new lease with Zuma
 - The new lease’s end date will be the same as yours
 - The rent amount will be the same as yours for the duration of the lease
 - If the replacement wishes to extend, he or she must contact Zuma Housing
5. Eligible for rent and deposit refund after a replacement is approved, signs the new lease, and makes a payment for the deposit and the first month’s rent

1.3 OPTION 2: ZUMA HOUSING FINDS A REPLACEMENT FOR YOU

1. Responsible for paying your rent until a replacement is found
2. Tenant will be charged for the re-rent costs that Lessor will incur, which include but are not limited to the time and expenses in finding and renting to a new Tenant such as employees costs, advertising, marketing, and other expenses
3. Eligible for a rent and deposit refund if a replacement is found

1.4 OPTION 3: PAY RENT FOR THE ENTIRE LEASE

1. Responsible to pay for the entire lease term
 1. For month-to-month leases, if a 30-day move out notice was submitted late, tenant is only responsible to pay rent for 30 days after the notice
2. Eligible for a deposit refund

X _____

Date Signed