



Lease Break Policy

Residents who vacate a rental property prior to the expiration of their lease agreement will be responsible to pay rent in accordance with their lease agreement until the end of their lease term or until a new, qualified resident moves into the premises – whichever occurs first.

To increase the odds of re-rental, we encourage the current resident(s) to advertise, solicit inquiries and show the premises to prospective renters. Interested renters should be directed to the Reliant Real Estate Services website - www.reliantres.com. Once at the website, they can obtain important rental information including our Rental Policy Statement and Application.

Completed applications should be returned directly to Reliant Real Estate Services. The average application processing time is 24 hours. Once an application is approved, we will enter into a rental contract with the prospective renter(s) and accept their security deposit as a down payment. At that time, we will contact the current resident(s) to notify them that a new lease has been secured.

If the current resident is unable to facilitate the re-rental process, a written notice and a \$600 lease mitigation deposit must be submitted to Reliant Real Estate Services. This notice should direct us to advertise, solicit inquiries and show the premises to prospective renters. In accordance with Chapter 704.29 of the Wisconsin State Statutes, the current resident will be responsible for the following expenses:

1. Actual advertising expenses associated with re-renting the premises.
2. Mileage reimbursement equal to the IRS standard mileage rate for scheduled showings.
3. Payroll reimbursement equal to \$40/per hour for scheduled showings.

The mitigation deposit will be reconciled once a lease agreement is entered into with a new tenant.

Either route will entail a \$350 lease alteration fee to cover administrative costs that would not be incurred if the lease agreement were fulfilled by both parties.

Answers to questions not covered in this policy statement can be forwarded on to Reliant Real Estate Services by phone at (608) 782-4100 or by email at brenna@reliantres.com.

P (608)782.4100

A 720 Cass Street • La Crosse, WI 54601

W www.reliantres.com

Where Excellence Is Essential