



Breaking your lease

If you are to break lease you must advise us in writing at least 21 days notice of your request. We have attached a form you can complete if this occurs.

By leaving the premises prior to the end of your lease, you are effectively breaking the lease and as such have the following obligations:

1. You must continue to pay the rent until such time as we can obtain a suitable tenant to replace you, as per the special conditions in your signed tenancy agreement, even if you have already moved out of the property.
2. You may also look for a tenant who must apply for tenancy through our office, and if successful and approved by the owner of the property, this will release you from the current tenancy agreement.
3. You will be liable for certain costs in relation to the breaking of the lease. These include:
 - One week's rent (+ GST) for the letting fee,
&
 - You must pay for **ALL** advertising costs involved in locating a suitable tenant. We advertise in the West Australian on Wednesdays and Saturdays and on the internet on realestate.com

Please be assured that we will do everything within our power to obtain a tenant to replace you as soon as possible to minimize any costs that you may incur. We will be advertising the property in the papers and the Internet or you can advertise yourself. If you choose to do this, please do not put a price for rent until we have consulted with the owners of the property on what they would like to do.

Please feel free to contact our Perth office on (08) 9228 2499 if you wish to discuss any other aspects of terminating the tenancy.

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PO Box 8175 Perth B.C. W.A. 6849

T: (08) 9228 2499

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**Guardian Property & Asset Management (WA) Pty Ltd
Break Lease Form**

Today's date: _____

**Tenant name
(1):** _____

**Tenant name
(2):** _____

Property address:

Date of end of tenancy: _____
(Minimum 21 days, subject to Residential Tenancies Act 1987)

Forwarding address:

Other information:

