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FORM 8A – CL17

Office Use: Date received / /

REQUEST FOR EARLY TERMINATION OF TENANCY AGREEMENT

PROPERTY: _____

REASON FOR BREAKING TENANCY AGREEMENT: _____

This is to confirm that I/we _____ hereby advise that I/we wish to terminate my/our tenancy agreement prior to the end of the fixed term and acknowledge that I am responsible for the following in relation to the early termination of the agreement:

- (a) all of the rent on the premises up until the day before the new tenancy agreement commences
- (b) the tenant is responsible for all reasonable out of pocket expenses incurred by the owner as a result of the early termination including but not limited to advertising. Refer to information on **Form 11**.
- (c) the tenant agrees to pay the rent for the minimum changeover period of 5 working days to allow the owner/agent to complete the final inspection process.
- (d) If the new tenant is unable to occupy the premises on the new lease start due to any discrepancy or condition of the property, rent will be payable up to the date the new tenants can occupy the property.

I/we, hereby give you authority to list the property for rent and assist in locating a new suitable tenant. For this service, I/we agree to pay all reasonable reletting costs as expended.

[Initials.....]

I/we, agree to return the complete set of keys and remotes (as per those documented on the Key Sheet) for the property to @home Property Management, 116 St John Street, Launceston along with receipts for cleaning, carpet cleaning and pest control (if applicable), **no later than 10am** on ____ day of _____ 20__ and understand that by doing so we are offering up vacant possession to the owner.

[Initials.....]

I/we agree to have the property completely vacated by the above date and have the property clean and in a condition as per the cleaning guide and original property condition report for the final inspection. Furthermore, I/we understand that we, or any tradesperson or contractor engaged by us, will not have access to the property beyond the above stated time and date unless by the consent of the agent/owner.

[Initials.....]

I/we are aware that our tenancy agreement expires on the _____ day of _____ 20____, and we agree to pay the rent until the day before the new lease commences, or our existing lease expires, whichever occurs first.

[Initials.....]

I/we agree to leave the Electricity and Gas services connected to the property for a minimum of 7 days after returning keys to @home Property Management, or until the bond has been finalised, whichever comes first. I/We, further acknowledge that failure to do so may result in me/us incurring additional costs should the use of accessory power such as generators and/or the reconnection and disconnection of these services be required for the purpose of cleaning and/or tradespeople to conclude the vacating process.

[Initials.....]

IMPORTANT: If you have not received confirmation of this notice being received by our office within 3 business days please contact your property manager to ensure we have received the notice. The notice can be returned by email or delivered to our office. Please do not post or fax this notice.

Name: _____ Signed: _____ Date: _____

Forwarding Address: _____

Work: _____ Mobile: _____ Email: _____

Bank Details: BSB: ____ / ____ ACC: _____ Account name: _____

Name: _____ Signed: _____ Date: _____

Forwarding Address: _____

Work: _____ Mobile: _____ Email: _____

Bank Details: BSB: ____ / ____ ACC: _____ Account name: _____