

MAMMOTH SPRINGS LLC

N63 W23217 MAIN STREET #200
SUSSEX, WISCONSIN 53089

Date _____

Name _____

Address N63 W23 Main St Sussex WI 53089

Re: Lease Break Option Form

Dear: _____

We are in receipt of your request for information regarding lease break options.

Your current lease expires on _____. Enclosed please find the options for early termination of a lease with our company. Please choose either Option No. 1 or Option No. 2, and return the form to our office forthwith so we can rent your apartment as soon as possible.

If you have any questions, please contact our office at (262)932-4083 between the hours 10:00 a.m. and 7:00 p.m., Monday through Friday and 10:00am to 3:00pm Saturdays.

Sincerely,

Mammoth Spring, LLC

LEASE BREAK OPTION ELECTION

Please circle the option of your choice and return this form to the central office located at N63 W23217 Main Street #200, Sussex, WI 53089. If no option is circled or if this agreement is not signed by all parties, Option 2 will control.

Option 1: Buyout Agreement

In consideration of the Landlord’s forgiving rent payments due and to become due, the parties agree as follows:

Written Notice of Intent to Vacate. Tenant(s) shall provide to Landlord a minimum of sixty (60) days written notice of intent to vacate on or before the first day of the month sixty (60) days prior to vacating. Tenant is responsible for all rents due and to become due during this time period.

Effective Date. The Lease and the terms thereof shall be, and hereby are, terminated effective as of the last day of the month of _____, 20____.

Termination Fee. In consideration for the early termination of the Lease, Tenant(s) shall pay to Landlord as a termination fee, the sum of Three Thousand and No/100s Dollars (\$3,000.00) with cashier’s check, or money order upon signing this agreement.

Security Deposit. The security deposit, less any amounts withheld, will be returned to Tenant(s) last known address within twenty-one (21) days after Tenant(s) vacates the premises.

Option 2: Lease Break Agreement

Resident provides sixty (60) days written notice on or before the first day of the month sixty (60) days prior to vacating and agrees to pay rent on the apartment until a new lease commences or until the end of the lease, whichever comes first, and further agrees to pay for all reasonable costs of re-rental. Management will place advertisements and will show the apartment to perspective residents. In order to expedite the re-rental of the apartment, resident(s) may place and pay for their own advertising and may show the apartment to any perspective residents that are a result of their advertising efforts. The new resident(s) must be approved by management and must meet eligibility requirements.

A one-time early termination fee is required of \$500.00 to be paid prior to moving out of the unit with a cashier’s check or money order. With any lease break option all rental credits are due back Mammoth Springs, LLC.

THIS AGREEMENT made and entered into this _____ day of _____, 20____
by and between Mammoth Springs, LLC and the following parties:

I/We the resident(s) of Mammoth Springs apartments located at N63 W23_____, Sussex, WI apartment No. _____, have read and understand the election we have made with respect to the foregoing options. I/We intend to vacate the apartment on _____, 20____.

Resident Signature

Date

Resident Signature

Date