



**ADDENDUM TO THE CURRENT RENTAL AGREEMENT**  
**Vacating Property Prior to Lease Expiration -Lease Takeover**

Today's Date: \_\_\_\_\_ Current Rental Agreement, hereafter called "Agreement" dated: \_\_\_\_\_

Rental Address: \_\_\_\_\_ as described in the Agreement.

This is an ADDENDUM to the Agreement ("Addendum means that the information below is added material for the agreement and/or means the form is being used to change, correct or revise the Agreement {such as modification, addition, or deletion of a term}). This Addendum is hereby added to and made a part of the Agreement. The undersigned parties agree to amend the Agreement as follows:

The Tenant(s) are choosing to not fulfill the term of their lease and will be vacating the property prior to their lease expiration. The Tenant(s) are choosing to proceed with the Lease Takeover option, and agree to the following:

- **Tenant(s) agree to advertise and show the property to potential tenants and provide information on how the potential tenants are able to submit their application to Frontline Property Management.**
- **Tenant(s) agree they are responsible to inform incoming tenant of the (\$500) Lease Takeover Fee prior to the new tenants signing the lease and moving in.** The Tenant(s) must submit Fee online and funds must clear prior to move in or use our cash pay service.
- **Tenant(s) understand the deposit is transferred to the new tenants and waives any claim to the security deposit held by Frontline Property Management.** There will be no turnover completed by Frontline Property Management, and the new tenants are taking the property in "as-is" condition. The new tenants are also accepting responsibility for any pre-existing damage to the property not listed on the original move in inspection report.
- **Tenant(s) understand Frontline Property Management does not issue credits, prorate the rent, or do any type of payment adjustments to the account. Tenant(s) also agree to pay as agreed until the new tenants move into the property.** There must be a zero balance on the outgoing tenant's account before the Lease Takeover can be completed by signing a lease and transferring possession over to the new tenants. **Tenants will also maintain utilities until transferred into the new tenant's name.** There cannot be any gap where the utility services revert into the property owner's name.
- **Tenant(s) agree they will NOT transfer the keys to the new tenants.** The Tenant(s) understand they must turn in their keys to the Frontline Property Management office located at 6700 N Linder Rd, Ste. 156 Box 231, Meridian ID 83646. Frontline Property Management will then deliver the keys to the incoming tenants on their Lease Startdate.

**All other terms and conditions of the Agreement will remain in force. To the extent the terms of this Addendum modify or conflict with any provisions of the Agreement including all Addendums, these terms shall control.**

|                           |      |                             |      |
|---------------------------|------|-----------------------------|------|
| Original Tenant Signature | Date | Additional Tenant Signature | Date |
| Original Tenant Signature | Date | Additional Tenant Signature | Date |
| Original Tenant Signature | Date | Cosigner Signature          | Date |
| Original Tenant Signature | Date | Landlord Signature          | Date |