



30 DAY NOTICE OF INTENT TO VACATE

Premises: _____

Name(s): _____

Date: _____

Forwarding address: _____

I hereby notify Reliance Property Management ("Reliance") of my intent to vacate the Premises listed above by and between Reliance, and the Tenant(s) hereinafter jointly and severally referred to as Tenant, referring to and incorporating the Premises on _____. I understand that my current lease term expires on _____. The terms, conditions, obligations and covenants of the current Lease remain in effect and are fully enforceable.

1. The Tenant must have obeyed the terms of the Lease and given 30 days' notice of their intent to vacate the Premises to Reliance. This notice is legally binding; the Premises can be pre-leased any time during the last 30 days of the Lease.
2. Reliance determines the cleanliness of each property and will charge the Tenant for each item that is broken, stolen, dirty and/or damaged.
3. Charges will be deducted from the Tenant security deposit for any items within the Premises that need repairing, replaced and/or cleaned.
4. Any damage done to the Premises during the time of the Tenant Lease will be charged against the Tenant security deposit. This may include but are not limited to; burns in the floor, broken windows, stains, scuffed/chipped appliances, holes in the walls will be assessed on an individual basis. The list being provided is not exhaustive.
5. After Reliance inspects the Premises and receives keys, Reliance will notify the Tenant by e-mail of any deductions that will occur to the Tenant security deposit, if any, and the reason for the deduction. The security deposit refund, if applicable, will be sent out via mail within 30 days of the Lease end date.
6. You must physically return keys/garage door openers to our office at 1336 South Seneca Street, Wichita, KS 67213. Failure to do so could result in being held liable for an additional month of rent. Returning the key is our legal indicator that you no longer have possession of the property.
7. **Early Termination:** Tenant may, upon 30 days' written notice to Reliance, terminate this Lease provided that the Tenant pays a termination fee equal to 3 months rent or the maximum allowable by law, whichever is less. Termination will be effective as of the last day of the calendar month following the end of the 30-day notice period. The termination fee is in addition to all rent and fees up until the termination day.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in person or by a person thereunto duly authorized and their respective seals to be hereunto affixed on this date _____.

Tenant(s) acknowledge receipt by signature of this document.

Tenant(s) Signature: _____

Reliance Property Management Signature: _____