



WHAT HAPPENS WHEN YOU BREAK YOUR RENTAL/LEASE AGREEMENT

We understand that tenants must break their lease for unexpected reasons and we are here to help! We actively work with you (the tenant) to get the property rented to another qualified tenant.

According to RLTO section 5-12-120 all lessees have the opportunity to bring a sublessee to the table without any additional fees or charges. Procuring a sublessee does not dismiss your responsibilities to the unit. If the sublessee is paying less than what your rental rate was, it is your responsibility to pay the deficient amount each month to Landlord. If you are unable to find a sublessee for the rental unit WE can help YOU!

Marketing Fee to Hire FSP -Field Street Properties charges a \$350.00 marketing fee to advertise your unit as a sublease. Field Street Properties cannot guarantee that a renter will be procured or that fair market rate for the rental will be the same as when you rented it.

Monthly Rent-The rent is still due on a monthly basis until someone else signs an agreement to rent the property.

Utilities must stay in your name- The expenses are still your responsibility until the property is rented and in another's name.

Yard Care- If the lease states you are responsible for the yard then you are still required to maintain the yard until someone else signs an agreement.



2 E 22nd Street, Suite 300B – Lombard, IL 60148 – BUS (630) 613-9390 – FAX (630) 613-9392

If you have any further questions you may contact Regina Micaletti, she will be able to answer all your questions and ease any of your concerns. Regina Micaletti @630.613.9390 or e-mail address regina@fieldstreetproperties.com