

**TENANT TO LANDLORD
FIXED TERM BREAK LEASE NOTIFICATION**

I/ We: _____

Of Property: _____

Here by give notice that I/we will be breaking my/ our Tenancy Agreement and my/our final day will be on: ____/____/_____.

The reason we have made the decision to break our lease is: _____

I/ We understand that I/ we are responsible for compensation of all rent until a new tenant/s move in date.

I/ We understand the additional costs, which include re-letting fee, advertising costs on a pro-rata basis and water charges are to be covered as well. (More information can be found at www.sa.gov.au)

I/we are also aware that advertising for a new tenant will commence as soon as possible, and I/we make the property available for scheduled open inspections to show prospective tenants through, at a convenient time.

Name: _____ Sign: _____ Date: _____

Name: _____ Sign: _____ Date: _____

Name: _____ Sign: _____ Date: _____

Send to: LIND Real Estate

24 Dickerson Way, Redwood Park SA 5097

Email: Lindrealestate@email.propertyme.com

Residential Tenancies Fact Sheet 4

Formula for ADVERTISING FEES & RELETTING FEES

On abandonment

This formula is generally applied by the Residential Tenancies Tribunal to ascertain the landlord's loss flowing from abandonment of a fixed term tenancy agreement with regard to the reletting fee paid to a registered agent and advertising costs.

The GST component (10%) charged by agents in the reletting fee can be recovered from tenants.

RELETTING FEE

Reletting fee (maximum of 2 weeks rent + GST) x weeks remaining from reletting to end of agreed term.

$\frac{3}{4}$ of weeks of total agreed term/s

eg: based on rent of \$100 per week (+ 10% GST), relet 12 weeks prior to the end of an agreed 52-week term:

$\$200 + \text{GST} (2 \times \$100) \times 12$ (weeks from relet to the end of the term) $(200 + \text{GST}) \times 12 = \67.69

39 ($\frac{3}{4}$ of 52-week term) 39

These formulas only take effect if the tenant has been there for at least a quarter of the lease, otherwise, the whole cost is applicable.

Please note: The agreed tenancy term is the total number of weeks of the tenancy agreement.

Each separate term must be considered, ie 3 separate 52 week terms must be added together to determine $\frac{3}{4}$ of the total agreed term. (See back of this sheet)

ADVERTISING FEE

Total advertising costs x weeks remaining from abandonment to the end of agreed term.

$\frac{3}{4}$ of weeks of total agreed term/s

eg: based on total advertising costs of \$87, property abandoned 12 weeks before the end of a 52 week.

tenancy

$\$87 \times 12$ (weeks from abandonment to the end of the term) $87 \times 12 = \$26.77$

39 ($\frac{3}{4}$ of 52-week term) 39

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3 months lease 13 weeks $\frac{3}{4} = 9.75$

6 months lease 26 weeks $\frac{3}{4} = 19.5$

9 months lease 39 weeks $\frac{3}{4} = 29.25$

12 months lease (1 year) 52 weeks $\frac{3}{4}$ = 39
15 months lease 65 weeks $\frac{3}{4}$ = 48.75
18 months lease 78 weeks $\frac{3}{4}$ = 58.5
21 months lease 91 weeks $\frac{3}{4}$ = 68.25
24 months lease (2 years) 104 weeks $\frac{3}{4}$ = 78
27 months lease 117 weeks $\frac{3}{4}$ = 87.75
30 months lease 130 weeks $\frac{3}{4}$ = 97.5
33 months lease 143 weeks $\frac{3}{4}$ = 107.25
36 months lease (3 years) 156 weeks $\frac{3}{4}$ = 117
39 months lease 169 weeks $\frac{3}{4}$ = 126.75
42 months lease 182 weeks $\frac{3}{4}$ = 136.5
45 months lease 195 weeks $\frac{3}{4}$ = 146.25
48 months lease (4 years) 208 weeks $\frac{3}{4}$ = 156
51 months lease 221 weeks $\frac{3}{4}$ = 165.75
54 months lease 234 weeks $\frac{3}{4}$ = 175.5
57 months lease 247 weeks $\frac{3}{4}$ = 185.25
60 months lease (5 years) 260 weeks $\frac{3}{4}$ = 195

For further information contact Consumer and Business Services on 131 882,

or visit www.sa.gov.au/tenancy/renters