



Early Termination Request

Date: _____

Tenant(s): _____

Contact Phone Number(s): _____

Property Address: _____

Forwarding Address: _____

This serves as an official written notice and request to terminate the lease agreement dated _____ for _____ [rental address] (the "Lease"). It is in compliance with the 30-day notice agreed upon within the Lease and South Dakota Law. I/we intend to vacate the premise on or before _____ [date]. I understand that a new tenant(s) cannot take possession prior to this date. I understand that I am liable for any fees charged based upon agreed upon terms within the Lease including but not limited to a re-rental fee.

It is my/or our request to terminate the Lease because:

Armed Forces: PCS/TDY (90 days or more), Deployment (30 days or more) (Orders Required)

Other: _____

Security Deposit [check one]:

In addition, I/we forfeit the security deposit with the understanding that I/we have not fulfilled our lease agreement.

Please return the security deposit and send all notices required under the "Lease and state and local law to: _____ [name] at the forwarding address listed above.

Early Lease Termination & Re-Marketing Acknowledgment

I understand that requesting to terminate my lease prior to its scheduled completion is a service offered by the property management company as a courtesy, as leases are not assumable or assignable under South Dakota law. I acknowledge that the results of re-marketing the property are not guaranteed.





For any reason **other than a move related to the Armed Forces protected by** Servicemembers Civil Relief Act (50 U.S.C. § 3955), homeowner approval must be granted before any early termination or re-marketing efforts are pursued. If approved, the property will be marketed at an agreed-upon rental rate by the managing agent with the intent of securing a new tenant in accordance with South Dakota landlord-tenant law.

I understand and acknowledge that while the property will be listed for rent and advertised through standard online rental platforms and marketing channels used by the property manager, **the property manager cannot guarantee that a qualified tenant will apply, be approved, or be secured within any specific timeframe.**

I further understand and agree that I remain financially responsible for rent until a new lease is secured and confirmed in writing by the property manager. If a new tenant is secured at a lower rental rate, I acknowledge that I am responsible for the difference between my current lease rent and the newly secured rent, **not to exceed the total rent obligation permitted under my existing lease agreement,** as allowed by South Dakota law. I understand that I will not be charged beyond the original lease term or original rental obligation.

The property manager will provide at least 24-hour notice prior to showing the property to prospective tenants if the home has not been vacated, while respecting my right to quiet enjoyment as required by South Dakota law.

Prior to re-marketing, an additional inspection may be scheduled to confirm the property is in turnover-ready condition. A move-out inspection will be completed upon vacating the property, at which time all keys, access devices, and property-issued items must be surrendered to the property manager.

All other terms and conditions of the lease shall remain in full force and effect until written notification is provided by the property manager confirming that a new lease has been fully executed.

Initials: _____ **Date:** _____

Tenant Name	Signature	Date
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Tenant Name	Signature	Date
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Broker	Signature	Date
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Homeowner	Signature	Date
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