

ENDING YOUR TENANCY CONTRACT EARLY

Frequently asked questions

Can I get out of my tenancy contract before the end of its term?

Yes, but it's complicated and comes with many stipulations that need to be adhered to exactly.

Why is it complicated?

Your tenancy contract is a legally binding document that cannot be broken unless a 'mirror image' tenant is found to take over the contract on exactly the same terms.

What is a 'mirror image' tenant?

This means that any prospective replacement tenant must be in the same circumstances i.e. working or student; be able to pay the rent on exactly the same date; be able to pay the exact amount of rent, be able to pay exactly the same deposit and understands they will be the new tenant for the remaining duration of the tenancy. This is essential so that there is no breach of contract.

Are there any charges involved?

As set out in your contract there is a £250 charge for breaking your tenancy early.

Can Unity Lets find a replacement tenant for me?

No, we cannot do this for legal reasons. A replacement tenant must be found by the contract holder themselves. A few usual places to advertise are Gumtree, Easyroommate, Facebook etc.

I've found a possible new tenant to replace me. What do I do now?

If you've found a potential tenant that fulfils all the criteria to match your tenancy, show them around the property. If the applicant wants to take on your tenancy, they should come to the Unity Lets office, 96 North Hill, to discuss the possibility of taking your tenancy contract for the duration. The potential tenant will be charged an admin fee of £75 for processing paper work. They will be asked to fill out an application form and be given a guarantor form if applicable. The potential new tenant's admin fee of £75 will be payable on each and every application so be very sure that your potential tenant fulfils all the criteria beforehand. This admin fee is non-refundable.

How do I know if the potential tenant has been accepted?

Once Unity Lets are satisfied that all referencing and paperwork is in order, we will contact you in writing via email with an update. This usually takes 5 working days.

What happens next?

A move out date will be agreed and an end of tenancy inspection will be completed for the existing tenant. A move in date will be agreed for the new tenant. The new tenant will complete a new tenancy agreement and pay all monies due. At an agreed time the new tenant and the out going tenant should meet at the Unity Lets office to do a handover of the keys. Possession of the keys is a legally binding exchange to start the replacement tenancy.

Do I get confirmation that the tenancy has ended?

Yes, you will receive in writing, termination of the contract. Any deposit, if applicable, will be released within 10 working days.