We understand that there are times when fulfilling your lease terms can be difficult, but you are obligated for the full amount of your rental payments until we have a new renter in place.   Our first responsibility is to the owner, but we want to make the transition to the new renter as painless as possible for you as well.  With owner permission we will work with you to re-rent the home as soon as possible by advertising the home the same way we advertise all rentals.  We will coordinate showings of verbally pre-screened prospective renters with you.  Once we have a qualified tenant approved by the owner we will release you from the lease and give you a good rental reference provided the home passes inspection.  We will refund any deposit due to you after the inspection less the re-marketing costs the owner incurs which are considered damages under landlord tenant law.  We will be happy to give you an approximate dollar amount for your situation.  Please email with any other questions.  Thanks!