

# 12 MONTH RENT GUARANTEE

EMPIRE WILL RE-LEASE YOUR PROPERTY FOR FREE IF A TENANT TERMINATES THE LEASE EARLY. THIS INCLUDES HAVING TO EVICT A RESIDENT. THE GUARANTEE IS ONLY GOOD FOR LEASES THAT ARE 12 MONTHS OR LONGER. ANY RESIDENT THAT EMPIRE SCREENS AND APPROVES IS COVERED UNDER THE 12 MONTH RENT GUARANTEE. EVEN IF YOU HAVE A REFERRING AGENT THAT LEASES YOUR PROPERTY! IF EMPIRE SCREENS THE TENANT AND HAS FINAL SAY WE WILL GUARANTEE A RESIDENT THAT WE DON'T EVEN GET PAID TO PUT IN!

THIS GUARANTEE IS ONLY FOR NEW TENANTS. THE GUARANTEE DOES NOT INCLUDE LEASE RENEWALS OR TENANTS THAT EMPIRE INHERITS.

THE GUARANTEE DOES NOT COVER EARLY TERMINATION FOR ANY OF THE SPECIAL STATUTORY RIGHTS IN SECTION 28 A OF THE LEASE AGREEMENT.

- MILITARY DEPLOYMENT
- FAMILY VIOLENCE
- SEX OFFENSE OR STALKING

**BY EMPIRE INDUSTRIES**