Whether you are graduating, leaving for the summer, or wish to move to a different apartment complex; there may be a time when you are looking to get out of a leasing agreement. While most off-campus options do not offer a “buy-out” option, they do offer either a subletting or reletting option. If you are wondering what the difference between the two are, keep reading to find out more information.

Subletting:
Subleasing essentially allows a new tenant to substitute the current tenant. It is an agreement between a tenant and the new occupant. However, the tenant whose name is on the lease is still responsible for fulfilling the lease agreement and its terms. If the replacement occupant violates terms of the leasing agreement, the original tenant will be held responsible. If the “subtenant” decides to not pay rent, the landlord or owner has a right to sue the original tenant. This type of lease takeover is not available at some of off-campus options. There may be a fee associated with this option.

Reletting:
Reletting is typically what people think about when considering having someone take over their lease. The difference lies in the legality of a relet. A landlord or manager will have the new tenant sign an entirely new lease, effectively canceling out the previous tenants lease. This is a permanent way of ensuring that the original tenant is absolved from all responsibilities of fulfilling the leasing agreement. This is an option that most apartments will offer. With reletting, the original tenant is not responsible for anything that happens to the apartment once the new lease has been signed. There may be a fee associated with this option.

What not to do:
If you need to get out of a leasing agreement, never just abandon the apartment. This can lead to additional fees tacked on to the entire rent amount that you owe. Also, do not allow a new tenant to live in your unit without going through proper protocol. If something happens to the unit, at the property, or to another tenant; you as the original lease holder will be responsible.