1904-S AMH DUFA SERE 158

**SHB 1904** - H AMD **988**

By Representative Dufault

 On page 2, after line 2, insert the following:

 "(c) The notice must also inform the tenant that if the tenant gives notice of early termination but fails to surrender the premises on or before the date provided in the tenant's notice, surrenders the premises in a condition where there is at least $1,000 of documented damage, or is more than 30 days late on any rental payment, the tenant shall remain fully obligated under the original terms of the rental agreement."

 On page 2, line 3, after "(2)" insert "(a)"

 On page 2, after line 9, insert the following:

 "(b) If the tenant gives notice of early termination under this subsection but fails to surrender the premises on or before the date provided in the tenant's notice, surrenders the premises in a condition where there is at least $1,000 of documented damage, or is more than 30 days late on any rental payment, the tenant shall remain fully obligated under the original terms of the rental agreement."

 On page 12, line 37, after "(c)" insert "The notice must also inform the tenant that if the tenant gives notice of early termination but fails to surrender the premises on or before the date provided in the tenant's notice, surrenders the premises in a condition where there is at least $1,000 of documented damage, or is more than 30 days late on any rental payment, the tenant shall remain fully obligated under the original terms of the rental agreement.

 (d)"

 Renumber the remaining subsections consecutively and correct any internal references accordingly.

 On page 13, line 3, after "(d)" insert "If the tenant gives notice of early termination under this subsection but fails to surrender the premises on or before the date provided in the tenant's notice, surrenders the premises in a condition where there is at least $1,000 of documented damage, or is more than 30 days late on any rental payment, the tenant shall remain fully obligated under the original terms of the rental agreement.

 (e)"

 Renumber the remaining subsections consecutively and correct any internal references accordingly.

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|  |  EFFECT:   Provides that the original terms of a rental agreement remain in effect if a tenant gives notice of early termination after a rent increase but the tenant: (1) fails to surrender the premises on or before the date provided in the tenant's notice, (2) surrenders the premises in a condition where there is at least $1,000 of documented damage, or (3) is more than 30 days late on any rental payment.  |

**--- END ---**