MUTUAL LEASE TERMINATION AGREEMENT

Landlord: _____

Tenant(s): _____

Property: _____

Lease dated: _____

Scheduled end date: _____

Landlord and Tenant are parties to a lease dated _____ for the property listed above (the "Lease"), which is scheduled to end on _____. Landlord and Tenant agree to end the Lease early on the terms below.

TERMS

1. The Lease ends on _____ (the "Termination Date"). Tenant will move out and return possession of the property to Landlord no later than the Termination Date. Until then, the Lease stays in full effect.
2. Rent through the end date: _____.
3. Tenant pays Landlord an early termination fee of _____ by _____.
4. The security deposit will be returned, less any permitted deductions, as provided in the lease and applicable law. Tenant's forwarding address for the deposit and any itemized statement is _____.
5. Tenant returns all keys, fobs, garage remotes and access cards to Landlord by the end date.
6. Landlord and Tenant will do a move-out inspection on _____. Tenant is invited to attend.
7. Tenant leaves the unit clean and in the same condition as at move-in, except for normal wear and tear.
8. Tenant transfers or closes any utilities in Tenant's name as of the end date.
9. Tenant removes all personal property and trash by the end date.
10. Release: Except for the obligations stated in this agreement, including rent and charges owed through the Termination Date and the handling of the security deposit, Landlord and Tenant release each other from all further obligations under the Lease for the period after the Termination Date.

OTHER TERMS

_____ _____

This agreement is the complete agreement about ending the Lease. Any change must be in writing and signed by both parties.

Landlord signature

Date

Tenant signature

Date

Tenant signature

Date

Made free at make.lease/forms/lease-termination-letter