

Mutual Lease Termination Agreement

Date: [Date]

Property Address:

[Street Address]

[City, State, Zip Code]

Landlord: [Landlord Name]

Tenant(s): [Tenant Name(s)]

This Mutual Lease Termination Agreement ("Agreement") confirms that the Landlord and Tenant have mutually agreed to terminate the lease agreement dated [Original Lease Start Date] for the property listed above.

The parties agree to the following terms:

1. **Termination Date:** The lease shall officially terminate on [Termination Date] at [Time]. The Tenant agrees to vacate the premises and return all keys/entry devices by this time.
2. **Financial Obligations:** The Tenant agrees to pay rent in the amount of \$[Amount] for the final period ending on the Termination Date. All other outstanding utility bills or fees shall be settled by [Date].
3. **Security Deposit:** The security deposit of \$[Amount] shall be:
 - o Returned in full to the Tenant within [Number] days of move-out.
 - o Returned minus deductions for documented damages (beyond normal wear and tear) as per local law.
4. **Condition of Property:** The Tenant agrees to leave the property in a clean and broom-swept condition. A final walkthrough inspection will be conducted on [Date/Time].
5. **Mutual Release:** Upon the successful surrender of the property and payment of agreed-upon funds, both parties release each other from any further obligations or liabilities arising from the lease agreement.

By signing below, both parties acknowledge they have read, understood, and agreed to these terms.

Landlord Signature: _____ **Date:** _____

Print Name: [Landlord Name]

Tenant Signature: _____ **Date:** _____

Print Name: [Tenant Name]

Tenant Signature: _____ **Date:** _____

Print Name: [Second Tenant Name, if applicable]