

# Mutual Termination of Lease Agreement

**Date:** [Current Date]

**Property Address:** [Full Property Address]

**Landlord:** [Landlord's Full Name]

**Tenant(s):** [Tenant's Full Name(s)]

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This letter serves as a formal written agreement between the Landlord and the Tenant to mutually terminate the month-to-month lease agreement for the property listed above.

Both parties hereby agree that the lease shall terminate effective at 11:59 PM on **[Termination Date]**. The Tenant agrees to vacate the premises and return all keys and property access devices on or before this date.

**Security Deposit:** The security deposit of \$[Amount] will be handled in accordance with the original lease terms and local laws. The Landlord shall provide an itemized list of deductions (if any) and the remaining balance to the Tenant at the following forwarding address:

[Tenant Forwarding Address]

**Condition of Property:** The Tenant agrees to leave the property in a clean and undamaged condition, excluding normal wear and tear. A final walkthrough is scheduled for [Date/Time].

**Release of Liability:** Upon the termination date and the successful move-out of the Tenant, both parties release each other from any further obligations or liabilities arising under the lease, except for those terms that expressly survive termination.

By signing below, both parties acknowledge their voluntary agreement to terminate the lease on the terms stated above.

**Landlord Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_