

Mutual Agreement to Terminate Lease and Release of Liability

Date: [Insert Date]

Property Address: [Insert Full Address of the Rental Property]

Landlord: [Insert Landlord Name]

Tenant(s): [Insert All Tenant Names]

This Agreement is entered into by the Landlord and Tenant to mutually terminate the lease agreement dated [Insert Original Lease Start Date] for the property listed above.

1. Termination Date: Both parties agree that the lease shall terminate effective at 11:59 PM on [Insert Termination Date]. The Tenant agrees to vacate the premises and return all keys to the Landlord by this time.

2. Move-Out Condition: The Tenant agrees to leave the premises in a clean condition, removing all personal belongings and trash. A final walkthrough will be conducted on [Insert Date/Time].

3. Security Deposit: (Select one)

☐ The security deposit of \$[Amount] shall be returned to the Tenant within [Number] days, minus any deductions for damages beyond normal wear and tear.

☐ The Landlord shall retain \$[Amount] of the security deposit for [Reason], and the remainder shall be returned to the Tenant.

4. Mutual Release of Liability: Upon the termination date and the fulfillment of the terms in this agreement, the Landlord and Tenant hereby release each other from all future claims, liabilities, costs, or obligations arising from the lease agreement. This release includes, but is not limited to, any claims for future rent payments or property damages not identified during the final walkthrough.

5. Entire Agreement: This document constitutes the entire agreement between the parties regarding the termination of the lease and supersedes any prior oral or written agreements.

Signatures:

Landlord Signature

Tenant Signature

Tenant Signature (if applicable)