

MUTUAL AGREEMENT TO TERMINATE LEASE

Date: [Date]

Landlord: [Landlord Name]

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

Property Address: [Full Address of the Rental Unit]

This Mutual Agreement to Terminate Lease ("Agreement") serves as a formal confirmation that the Landlord and Tenant(s) 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 [End Date], at [Time]. The Tenant agrees to vacate the premises and return all keys 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 Landlord shall return the security deposit in the amount of \$[Amount], minus any lawful deductions for damages beyond normal wear and tear, within [Number] days of move-out as per local laws.
4. **Condition of Property:** The Tenant agrees to leave the property in a clean and undamaged condition. A move-out inspection will be conducted on [Date/Time].
5. **Mutual Release:** Upon the successful move-out and fulfillment of the terms above, both parties release each other from any further obligations or liabilities arising from the original lease agreement.

By signing below, both parties acknowledge they have read, understood, and agreed to the terms of this termination.

Landlord Signature: _____

Date: _____

Tenant Signature: _____

Date: _____

Tenant Signature: _____

Date: _____