

MUTUAL AGREEMENT TO TERMINATE LEASE

Date: [Insert Date]

Property Address:

[Insert Full Address of the Rental Property]

Parties:

Landlord: [Insert Landlord Name]

Tenant(s): [Insert All Tenant Names]

This agreement serves as a mutual understanding between the Landlord and the Tenant(s) to terminate the lease agreement originally dated [Insert Original Lease Start Date] for the property listed above.

1. Termination Date: Both parties agree that the lease shall terminate effectively on [Insert Move-Out Date] at [Insert Time, e.g., 11:59 PM]. The Tenant agrees to vacate the premises and return all keys by this time.

2. No Penalties: Both parties agree that this termination is mutual. There shall be no early termination fees, penalties, or further rent obligations for the Tenant beyond the termination date, provided the Tenant vacates by the agreed-upon time.

3. Security Deposit: The Tenant's security deposit of \$[Insert Amount] shall be handled in accordance with local laws. The Landlord will provide an itemized statement and return the remaining funds within [Insert Number] days of move-out.

4. Condition of Property: The Tenant agrees to leave the property in a clean condition, removing all personal belongings and trash. Any damages beyond normal wear and tear may be deducted from the security deposit.

5. Release of Liability: Upon fulfillment of the terms of this agreement, both parties release each other from any further obligations or liabilities arising from the lease agreement.

Signatures:

Landlord Signature

Tenant Signature

Tenant Signature (if applicable)