

SECURITY DEPOSIT RELEASE AND MUTUAL LEASE TERMINATION AGREEMENT

Date: [Date]

1. PARTIES

Landlord Name: [Landlord Name]

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

2. PROPERTY ADDRESS

Address: [Full Property Address]

3. TERMINATION OF LEASE

The Landlord and Tenant agree to mutually terminate the lease agreement dated [Original Lease Date] for the property listed above. The lease shall officially end on [Termination Date]. As of this date, the Tenant shall vacate the premises and return all keys to the Landlord.

4. SECURITY DEPOSIT RELEASE

The total security deposit held by the Landlord is \$[Total Amount]. The parties agree to the following distribution:

- Amount to be returned to Tenant: \$[Amount]
- Amount to be retained by Landlord: \$[Amount]
- Reason for retention (if any): [e.g., Cleaning, Repairs, or N/A]

5. MUTUAL RELEASE OF LIABILITY

Upon execution of this agreement and the return of the funds as stated above, both Landlord and Tenant release each other from any further obligations, claims, or liabilities arising from the lease agreement or the occupancy of the property.

6. TENANT FORWARDING ADDRESS

Address: [New Address for Tenant]

7. SIGNATURES

Landlord Signature

Tenant Signature

Tenant Signature (if applicable)