

EARLY LEASE TERMINATION AND RELEASE OF GUARANTOR AGREEMENT

Date: [Insert Date]

1. PARTIES

Landlord: [Insert Landlord Name]

Tenant: [Insert Tenant Name]

Guarantor: [Insert Guarantor Name]

Property Address: [Insert Full Property Address]

2. TERMINATION OF LEASE

The Landlord and Tenant agree to terminate the lease agreement dated [Insert Original Lease Date] effective as of [Insert Move-out Date]. The Tenant agrees to vacate the premises and return all keys by this date.

3. RELEASE OF GUARANTOR

Upon the effective date of termination and the fulfillment of all conditions set forth in this agreement, the Landlord hereby fully and forever releases, acquits, and discharges the Guarantor from any and all obligations, liabilities, and claims arising under the Lease Agreement or the associated Guarantee Agreement.

4. TERMINATION FEE AND PAYMENTS

The Tenant agrees to pay an early termination fee of \$[Insert Amount]. Any outstanding rent or utility charges up to the termination date must be paid in full. The security deposit shall be handled according to the terms of the original lease and local laws.

5. CONDITION OF PROPERTY

The Tenant agrees to leave the property in clean condition, excluding normal wear and tear. A final inspection will be conducted on [Insert Inspection Date].

6. MUTUAL RELEASE

Upon completion of the terms above, all parties agree to release each other from any further duties or legal claims related to this tenancy.

7. SIGNATURES

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Guarantor Signature: _____ Date: _____