

MUTUAL AGREEMENT TO TERMINATE LEASE

Date: [Current Date]

1. PARTIES

This agreement is made between [Landlord Name] (Landlord) and [Tenant Name] (Tenant) regarding the lease agreement dated [Original Lease Start Date].

2. PROPERTY ADDRESS

The premises located at: [Full Property Address]

3. TERMINATION DATE

Both parties mutually agree to terminate the lease effective as of [Final Move-out Date] at [Time, e.g., 11:59 PM]. The Tenant agrees to vacate the premises and return all keys to the Landlord by this time.

4. FINANCIAL OBLIGATIONS

- The Tenant agrees to pay rent up until the termination date.
- [Optional: Tenant agrees to pay a termination fee of \$_____].
- All other future rent obligations under the original lease are waived upon successful move-out.

5. SECURITY DEPOSIT

The security deposit of \$[Amount] shall be handled in accordance with state law. The Landlord will provide an itemized list of deductions (if any) and the remaining balance to the Tenant within [Number] days of move-out.

6. CONDITION OF PROPERTY

The Tenant agrees to leave the property in a clean and undamaged condition, excluding normal wear and tear.

7. RELEASE OF LIABILITY

Upon the fulfillment of the terms in this agreement, both parties release each other from any further claims or obligations arising from the original lease.

SIGNATURES

Landlord Signature

Tenant Signature