

MUTUAL LEASE TERMINATION AND VACATE AGREEMENT

Date: [Insert Date]

Property Address: [Insert Full Property Address]

Landlord: [Insert Landlord Name]

Tenant(s): [Insert Tenant Names]

This agreement confirms that the Landlord and Tenant have mutually agreed to terminate the lease agreement dated [Insert Original Lease Start Date] for the property listed above.

1. Termination Date: The lease shall terminate, and the Tenant shall vacate the premises no later than 11:59 PM on [Insert Move-Out Date].

2. No Penalties: Both parties agree that there shall be no early termination fees, liquidated damages, or penalties charged to the Tenant for ending the lease prior to the original expiration date.

3. Security Deposit: The security deposit of \$[Insert Amount] shall be handled in accordance with local laws. The Landlord retains the right to deduct costs for damages beyond normal wear and tear or unpaid utilities, but may not deduct for early lease termination.

4. Condition of Property: The Tenant agrees to leave the property in a clean condition and remove all personal belongings. All keys and access devices must be returned to the Landlord on the date of vacating.

5. Mutual Release: Upon the Tenant vacating the property and the final inspection being completed, both parties release each other from any further obligations or liabilities under the original lease agreement.

By signing below, both parties acknowledge they have read and voluntarily agreed to these terms.

Landlord Signature

Tenant Signature

Tenant Signature (if applicable)