

Mutual Early Lease Termination Agreement

Date: [Insert Date]

Property Address: [Insert Full Address of the Rental Property]

Landlord: [Insert Landlord Name]

Tenant(s): [Insert All Tenant Names]

This Mutual Early Lease Termination Agreement ("Agreement") serves as a formal confirmation that the Landlord and Tenant(s) have mutually agreed to terminate the lease agreement originally dated [Insert Original Lease Start Date] for the property listed above.

1. Termination Date: The lease shall officially terminate on [Insert New 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. Financial Obligations:

- The Tenant agrees to pay rent in the amount of \$[Insert Amount] for the final period ending on the Termination Date.
- [Optional] A termination fee of \$[Insert Amount] shall be paid by the Tenant to the Landlord.
- All utilities shall be paid by the Tenant up until the Termination Date.

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

4. Condition of Property: The Tenant agrees to leave the property in a clean and undamaged condition, subject to normal wear and tear. A final walkthrough will be conducted on [Insert Date].

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

Landlord Signature: _____

Date: _____

Tenant Signature: _____

Date: _____

Tenant Signature: _____

Date: _____