

EARLY LEASE TERMINATION AGREEMENT

Date: [Date]

Landlord/Lessor: [Landlord Name]

Tenant/Lessee: [Tenant Name]

Property Address: [Full Property Address]

This agreement serves as a mutual understanding between the Landlord and the Tenant to terminate the lease agreement originally dated [Original Lease Start Date] for the property listed above.

1. Termination Date: The lease shall officially terminate on [New End Date]. The Tenant agrees to vacate the premises and return all keys by [Time] on this date.

2. Early Termination Fee: (Check one)

☐ The Tenant agrees to pay a termination fee of \$[Amount] by [Date].

☐ There is no termination fee required.

3. Rent and Utilities: The Tenant is responsible for all rent payments and utility charges up until the Termination Date.

4. Security Deposit: The security deposit of \$[Amount] will be handled as follows: [e.g., Returned within X days, applied to last month's rent, or forfeited]. Any deductions for damages beyond normal wear and tear will be documented and provided to the Tenant.

5. Property Condition: The Tenant agrees to leave the property in a clean and move-in ready condition. A final walkthrough will be conducted on [Date/Time].

6. Release of Liability: Upon fulfillment of the terms in this agreement, both parties release each other from further obligations under the original lease.

Signatures:

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____