

MUTUAL RELEASE AND EARLY LEASE TERMINATION AGREEMENT

Date: [Insert Date]

Landlord: [Insert Landlord Name]

Tenant(s): [Insert Tenant Names]

Property Address: [Insert Full Property Address]

This agreement serves as a formal confirmation that the Landlord and Tenant have mutually agreed to terminate the lease agreement dated [Original Lease Start Date] for the property listed above.

1. Termination Date: The lease shall officially terminate on [Insert New Termination Date] at [Insert Time, e.g., 11:59 PM]. The Tenant agrees to vacate the premises and return all keys/access devices on or before this date.

2. Termination Consideration: [Select one option and delete the other]
- The Tenant shall pay a termination fee of \$[Amount] upon signing this agreement.
- No termination fee is required by either party.

3. Security Deposit: The Landlord shall handle the security deposit of \$[Amount] in accordance with local laws. Any deductions for damages (beyond normal wear and tear) or unpaid utilities will be documented and provided to the Tenant within [Number] days of move-out.

4. Mutual Release: Upon the effective termination date and fulfillment of the terms herein, both Landlord and Tenant hereby release each other from all future liabilities, claims, and obligations arising from the original lease agreement.

5. Condition of Property: The Tenant agrees to leave the property in a clean and broom-swept condition. A final walkthrough is scheduled for [Date/Time].

6. Forwarding Address: The Tenant provides the following address for the return of the security deposit and future correspondence:
[Insert Tenant Forwarding Address]

By signing below, both parties acknowledge they have read and understood this agreement.

Landlord Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____