

Date: [Insert Date]

Landlord/Owner: [Insert Name]

Tenant(s): [Insert Name(s)]

Property Address: [Insert Full Address]

VOLUNTARY MOVE OUT AND SETTLEMENT AGREEMENT

This agreement is entered into between the Landlord and Tenant(s) listed above regarding the termination of the lease agreement for the specified property.

1. Move Out Date: The Tenant agrees to voluntarily vacate the premises and return all keys to the Landlord no later than [Insert Time] on [Insert Date].

2. Condition of Property: The Tenant agrees to leave the property in "broom clean" condition, free of all personal belongings and trash. Any items left behind after the move-out date shall be considered abandoned and may be disposed of by the Landlord.

3. Financial Settlement: (Select one option below)

- In exchange for vacating by the date above, the Landlord agrees to waive [Insert Amount or "all"] past due rent and legal fees.
- The Landlord agrees to pay the Tenant the sum of \$[Insert Amount] ("Cash for Keys") upon successful inspection and surrender of the keys.

4. Eviction Proceedings: Upon the Tenant vacating the property as agreed, the Landlord shall move to dismiss any pending eviction legal actions (Case No: [Insert Number, if applicable]) with prejudice.

5. Security Deposit: The security deposit shall be handled in accordance with state law, following a final inspection of the premises for damages beyond normal wear and tear.

6. Mutual Release: Upon successful completion of this agreement, both parties release each other from any further claims or liabilities arising from the lease agreement.

Landlord Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____