

## CASH FOR KEYS SETTLEMENT AGREEMENT

Date: [Date]

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

**Landlord/Owner:** [Landlord Name]

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

This agreement confirms the terms under which the Tenant(s) agree to voluntarily vacate the property in exchange for a cash payment from the Landlord.

- 1. Move-Out Date:** Tenant(s) agree to completely vacate the premises, remove all personal belongings, and return all keys to the Landlord no later than [Time] on [Date].
- 2. Condition of Property:** To receive the full payment, the Tenant(s) must leave the property in "broom-clean" condition. This includes removing all trash, debris, and personal items. There must be no new damage to the walls, appliances, or fixtures beyond normal wear and tear.
- 3. Payment Terms:** In exchange for vacating by the date specified and leaving the property in the agreed-upon condition, the Landlord agrees to pay the Tenant(s) the total sum of \$[Amount].
- 4. Payment Method:** Payment will be made via [Cash/Certified Check/Electronic Transfer] only after the Landlord has inspected the property and confirmed the keys have been returned.
- 5. Release of Liability:** Upon receipt of payment and successful move-out, both parties agree to release each other from any further claims, liabilities, or obligations related to the lease agreement or the eviction process, except for any damages exceeding the security deposit as permitted by law.
- 6. Legal Action:** If the Tenant(s) fail to vacate the property by the date and time specified above, this agreement shall be null and void, and the Landlord may proceed with formal eviction proceedings immediately.

### Signatures:

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Landlord Signature

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Tenant Signature

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Tenant Signature