

Lease Termination Agreement

This Lease Termination Agreement ("Agreement") is entered into by Landlord and Tenant to mutually end the Lease identified below before its original expiration date, on the terms set out here.

Landlord Name *

Tenant Name *

Property Address *

Date of Original Lease

Original Expiration Date

Early Termination / Move-Out Date *

1. Mutual Termination. The parties agree the Lease terminates as of the termination date above, releasing both parties from further obligations under the Lease except as stated in this Agreement.

2. Termination Fee. In consideration for early termination, Tenant will pay Landlord the amount below, due on or before the termination date.

Termination Fee (if any)

3. Security Deposit. The security deposit will be handled per the original Lease and applicable law after Tenant surrenders the property in the required condition and provides a forwarding address.

Tenant's Forwarding Address

4. Condition of Property. Tenant will surrender the property in the condition required by the original Lease, normal wear and tear excepted, and return all keys and access devices by the termination date.

5. Outstanding Amounts. Tenant remains responsible for any rent, fees, or other amounts owed under the Lease through the termination date, which are not waived by this Agreement unless expressly stated below.

Amounts Expressly Waived (if any)

6. Release. Except for the obligations stated in this Agreement, each party releases the other from any further claims arising under the Lease as of the termination date. 7. Entire Agreement. This Agreement, together with the original Lease to the extent not modified here, is the entire agreement between the parties regarding early termination.

Landlord — Signature

Tenant — Signature

Landlord — Printed Name *

Tenant — Printed Name *

Date *

Date *

Template provided for general reference only and does not constitute legal advice. Laws vary by jurisdiction — have a qualified professional review this document before you sign or rely on it. Confirm any tenant-protection or rent-control rules in your jurisdiction that may limit termination fees or require additional disclosures.