

EARLY-LEASE TERMINATION AGREEMENT

1. **THE PARTIES.** This Early Lease Termination Agreement (“Agreement”) made and entered into on _____, is by and between:

Landlord: _____ (“Landlord”), and

Tenant: _____ (“Tenant”).

The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”

2. **ORIGINAL AGREEMENT.** Both Parties agree to have entered into a lease agreement with the following details:

Property Address: _____

Lease Start Date: _____

Hereinafter known as the “Original Lease.”

3. **TERMINATION OF LEASE.** It is agreed by the Parties that the Original Lease is hereby terminated effective herein in exchange for: (check one)

- **No Fee.** The Parties mutually agree to terminate the Original Lease with no financial consideration to be paid by either the Landlord or Tenant.

- **Fee Required.** The Landlord Tenant agrees to pay the other Party the amount of \$_____ under the terms of this Agreement.

4. **SECURITY DEPOSIT.** Any security deposit held by the Landlord: (check one)

- **Shall NOT be Returned.** The Parties mutually agree that any security deposit held by the Landlord shall not be returned to the Tenant under the terms of this Agreement.

- **Shall be Returned.** The Landlord agrees to return the security deposit to the Tenant within _____ day(s) after vacating, subject to the Tenant leaving the property in the same condition as the Original Lease start date.

5. **TENANT’S MOVE-OUT DATE.** The Tenant agrees to vacate the property no later than _____.

6. **RELEASE OF LIABILITY.** The Parties here release and forever discharge each other from any and all claims, actions, debts, liabilities, and obligations of any

kind or nature arising out of this Agreement, except for obligations expressly agreed to herein.

7. **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws located in the jurisdiction of where the property is located.
8. **AMENDMENTS.** No amendment, change, or modification of this Agreement shall be valid unless in writing and signed by both Parties.
9. **SEVERABILITY.** If any part of this Lease is found invalid or unenforceable, the remaining sections shall continue in full force, unaffected by the invalidity of any other part.
10. **ADDITIONAL TERMS.**

11. **FINAL AGREEMENT.** This Agreement constitutes the entire agreement between the Landlord and Tenant with respect to its subject matter and supersedes all prior agreements, representations, and understandings of the Parties.

IN WITNESS WHEREOF, the parties have executed this Early Lease Termination Agreement as of the date first above written.

Landlord's Signature: _____ **Date:** _____
Print Name: _____

Tenant's Signature: _____ **Date:** _____
Print Name: _____