

## MUTUAL LEASE TERMINATION AGREEMENT

<u>LANDLORD:</u>  _____  _____	<u>TENANT(S):</u>  _____  _____
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The parties above hereby agree to mutually terminate the lease dated \_\_\_\_\_.  
The Lease shall be deemed terminated on \_\_\_\_\_ at \_\_\_\_\_ p.m.  
Any/all deposits to be accounted for as required by law. **No further notice of termination shall be required.**

\_\_\_\_\_ If you remain in the premises after the termination date, the landlord will file a special detainer action pursuant to A.R.S. 33-1377; in addition to requesting possession of the premises, the landlord will be requesting all past due rent, reasonable late fees set forth in the written Rental Agreement, attorney's fees and court costs.

If you remain in possession without the landlord's consent after the termination of the Rental Agreement and your holdover is wilful and not in good faith, the landlord may recover an amount equal to not more than two months' periodic rent or twice the actual damages sustained by the landlord, whichever is greater, pursuant to A.R.S. 33-1375.

To insure that any deposit you may have is refunded at the earliest time, please make arrangements with the manager of the premises for a move out inspection. Upon vacating the premises you must deliver the keys to the manager. Unless otherwise specifically agreed in writing, your security deposit may not be used as your last month's rent. Please pay all rent timely until the above date of termination.

Tenant hereby releases and holds harmless, Landlord, its agents, owners, partners, associates and employees from any and all claim known or unknown, past, present or future.

☐ Hand-Delivered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ to Tenant(s).  
☐ Certified Mail this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ to Tenant(s).

By: \_\_\_\_\_  
Landlord's Agent

\_\_\_\_\_  
Tenant(s)