**Mutual Lease Termination**

**Agreement Form**

**This Mutual Lease Termination Agreement is entered into on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Date] by:  
Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Property Location:  
Street: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
State: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ZIP Code: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Original Lease Agreement Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Termination Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Mutual Terms:**

1. **Obligations Fulfilled: Both parties confirm all terms of the original lease have been satisfied.**
2. **Property Condition: The tenant agrees to return the premises in acceptable condition by the termination date.**
3. **Payment Adjustments: Any prorated rent due is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.**
4. **Deposit Release: The deposit will be refunded minus any agreed-upon deductions.**

**Acknowledgment of Termination:  
Both parties acknowledge that the termination is amicable and releases any future claims under the original lease.**

**Signatures:  
Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**