

BREAKING LEASE AGREEMENT

Location: _____ Date: _____

PARTIES:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

PROPERTY DETAILS:

Rental Property Address: _____

Lease Start Date: _____ Lease End Date: _____

TERMS OF AGREEMENT:

1. Mutual Agreement to Terminate Lease

Landlord and Tenant hereby agree to terminate the Lease Agreement for the Rental Property effective as of the date mutually agreed upon by both parties. Both parties release each other from any further obligations under the Lease Agreement except as expressly provided herein.

2. Tenant's Obligations Prior to Termination

Tenant agrees to vacate the Rental Property by the agreed termination date, remove all personal property, and leave the premises in a clean, rentable condition, subject to normal wear and tear. Tenant shall allow Landlord reasonable access for inspection and showings prior to vacating.

3. Security Deposit

Landlord shall return the security deposit, less any lawful deductions for damages beyond normal wear and tear, unpaid rent, or other charges as allowed by law, within the timeframe required by applicable state law.

4. Rent and Financial Obligations

Tenant agrees to pay all rent due through the termination date and any additional amounts agreed upon for early termination fees or damages. Landlord waives any claims for rent beyond the termination date except as otherwise agreed.

5. Release of Liability

Upon full performance of this Agreement, both Landlord and Tenant release each other from any claims, demands, or causes of action arising out of or related to the Lease Agreement.

6. Condition of Premises

Tenant acknowledges that the condition of the premises as of the termination date will be documented and that any damages or required repairs beyond normal wear and tear will be itemized and charged accordingly.

7. Early Termination Fees

If applicable, Tenant agrees to pay an early termination fee in the amount of _____ USD as consideration for Landlord's agreement to terminate the Lease Agreement early.

8. Governing Law

This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of _____, without regard to conflict of law principles.

9. Entire Agreement

This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, or agreements, whether written or oral.

10. Amendments

Any modifications or amendments to this Agreement must be in writing and signed by both parties to be effective.

11. Severability

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

12. Notices

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by nationally recognized overnight courier to the parties at their respective addresses set forth above or such other addresses as may be designated in writing.

13. Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

14. Signatures

By signing below, both parties acknowledge that they have read, understood, and agreed to all terms and conditions set forth in this Agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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