

EARLY TERMINATION OF LEASE AGREEMENT BY LANDLORD

Premises Address: _____ Lease Reference No.: _____

Landlord Information:

Full Name / Entity: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name / Entity: _____

Address: _____

Phone/Email: _____

Lease Information:

Original Lease Start Date: _____

Original Lease End Date: _____

Monthly Rent Amount (USD): _____

Early Termination Details:

Termination Date: _____

Reason for Early Termination: _____

1. Notice of Early Termination

Landlord hereby notifies Tenant of Landlord's intent to terminate the Lease Agreement early pursuant to the terms herein. This notice is provided in accordance with applicable laws and the Lease Agreement provisions.

2. Termination Date and Possession

The Lease shall terminate on the Termination Date specified above. Tenant shall surrender possession of the Premises to Landlord on or before the Termination Date, in accordance with the condition standards described in the Lease.

3. Rent and Additional Charges

Tenant shall be responsible for all rent, fees, and charges accrued through and including the Termination Date. Any prepaid rent or deposits held by Landlord shall be applied or returned pursuant to the terms of the Lease and applicable law.

4. Security Deposit

Landlord shall return Tenant's Security Deposit, less any lawful deductions for damages, unpaid rent, or other charges, in accordance with the Lease Agreement and state law.

5. Tenant's Obligations

Tenant agrees to vacate the Premises peacefully and leave it in broom-clean condition, removing all personal property and trash. Tenant shall return all keys, passcodes, and any other access devices to Landlord on or before the Termination Date.

6. Release and Waiver

Upon Tenant's surrender of possession and compliance with this Agreement, both parties release each other from any further claims, demands, or obligations under the Lease, except for those arising prior to the Termination Date or expressly stated herein.

7. Condition of Premises

Tenant acknowledges that Landlord may inspect the Premises prior to or upon surrender. Tenant agrees to repair or reimburse for any damages beyond normal wear and tear as defined by the Lease and applicable law.

8. Use of Security Deposit

Landlord may use the Security Deposit to cover unpaid rent, damages, cleaning, and other charges permitted by law. An itemized statement of deductions will be provided to Tenant in a timely manner as required by law.

9. Governing Law

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

10. Entire Agreement

This document constitutes the entire agreement between Landlord and Tenant with respect to the early termination of the Lease and supersedes all prior negotiations, representations, or agreements, whether written or oral.

11. Amendments

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

12. Severability

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

13. No Waiver

Failure by either party to enforce any provision of this Agreement shall not be deemed a waiver of future enforcement of that or any other provision.

14. Counterparts and Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and may be signed electronically, with the same force and effect as an original signature.

15. Representations and Warranties

Each party represents and warrants that it has the full right and authority to enter into this Agreement and that execution and performance will not violate any other agreement or law.

16. Indemnification

Tenant shall indemnify and hold Landlord harmless from any liability, claims, or damages arising from Tenant's occupancy prior to the Termination Date.

17. Notices

All notices required or permitted under this Agreement shall be in writing and delivered by hand, certified mail, recognized overnight courier, or electronic means capable of confirmation to the addresses set forth herein.

18. Dispute Resolution

Any disputes arising under this Agreement shall first be attempted to be resolved by mediation before pursuing any other legal remedies.

19. Attorneys' Fees

In the event of any dispute or legal action arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs.

20. Signatures

Both parties have read, understood, and voluntarily accept the terms and conditions of this Early Termination of Lease Agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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