

TENANT SURRENDER AGREEMENT

Property Address:

Date of Agreement:

PARTIES:

Landlord Name:

Tenant Name(s):

RECITALS:

WHEREAS, Landlord and Tenant entered into a Lease Agreement for the Property Address above; and WHEREAS, Tenant desires to surrender possession of the Property to Landlord prior to the expiration of the Lease Agreement and Landlord agrees to accept such surrender upon the terms and conditions set forth herein.

1. Surrender of Premises

Tenant hereby surrenders and delivers possession of the Premises to Landlord. Tenant shall vacate the Premises, remove all personal property, and return keys to Landlord on or before the surrender date agreed by the parties.

2. Condition of Premises

Tenant agrees to leave the Premises in good, clean, and rentable condition, reasonable wear and tear excepted. Tenant shall be responsible for any damages beyond normal wear and tear and for removing all trash and debris.

3. Release of Liability

Upon Landlord's acceptance of surrender and Tenant's compliance with this Agreement, Tenant shall be released from all obligations under the Lease Agreement accruing after the surrender date, including rent and utilities.

4. Security Deposit

The handling and disposition of the security deposit shall be governed by applicable state law and the Lease Agreement. Landlord shall provide Tenant with an accounting of any deductions within the time frame required by law.

5. No Waiver of Rights

This Agreement does not waive or limit any rights or remedies Landlord or Tenant may have under the Lease Agreement or applicable law, except as expressly stated herein.

6. Entire Agreement

This Agreement constitutes the entire agreement between Landlord and Tenant regarding the surrender of the Premises and supersedes all prior discussions and agreements.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State in which the Premises are located, without regard to conflict of law principles.

8. Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns.

9. Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original and all of which together shall constitute one instrument.

10. Notices

Any notices required or permitted under this Agreement shall be given in writing and delivered by hand, certified mail, overnight courier, or electronic means with confirmation of receipt to the addresses of the parties.

11. No Admission

This Agreement is not an admission of liability or wrongdoing by either party and shall not be construed as such.

12. Voluntary Agreement

The parties acknowledge that they have read and understand this Agreement, have had an opportunity to seek legal counsel, and enter into this Agreement voluntarily and without duress.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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