

This is an enforceable legal agreement. Read it before signing. Seek legal advice if you do not understand it.

Mutual Termination of Rental Agreement

This is an agreement to end a landlord-tenant relationship. Before anyone signs this agreement, all the blanks must be filled in. It must be signed by each tenant who signed the original written rental agreement. It must also be signed by the owner of the rental property or someone who has the authority to sign on the owner's behalf.

On or before the effective date of this agreement, the tenant must vacate the rented premises. After the effective date of this agreement, the tenant has no duty to pay rent and the owner may re-rent the premises. Any existing rental agreement between the parties is terminated. All of the rights, duties, obligations and liabilities of the parties to that rental agreement are ended except that the owner may seek recovery from the tenant(s) for damage to the rented premises over and above normal wear and tear. The tenant(s) and owner should agree to inspect the premises at the end of the occupancy.

If the rented premises are subsidized by a public housing authority (PHA) or other governmental entity, such as through the "section 8" program, the tenant(s) agrees to provide a copy of this agreement to the PHA. Both the owner and the tenant(s) understand that the PHA is an independent entity with its own rules. Under some circumstances, this mutual termination will not be effective without PHA approval. In the event that approval is necessary but the PHA fails to approve, this agreement is void and the relationship between the tenant(s) and owner shall continue to exist as if this document was never signed.

Unless a shorter time period is stated in the original written rental agreement, the effective date of this agreement must be at least thirty (30) days after the date it is signed by the last person who signs it. If the rent is subsidized, the effective date may be subject to a PHA's approval. If the PHA fails to approve this mutual termination or the effective date of this agreement, the tenant(s) will immediately notify the owner (or owner's agent).

Information about the Original Rental Agreement and Effective Date

Address of rented premises: _____

Date of original written rental agreement: _____

Term of original rental agreement: From (date) _____ To (date) _____

Effective date of this mutual termination (when occupancy ends): _____

If this mutual termination is not effective on the last day of a monthly rent cycle, the owner and tenant(s) agree as follows about prorated rent due:

Information about the Owner (and Owner's Agent, if any)

The owner of the rented premises is: _____

Print the name of the person signing on behalf of the owner: _____

Relationship between owner and signer: (self) or _____

Information about Tenant(s) who signed Original Rental Agreement

On the lines below, print the names of all the tenants who signed the original rental agreement:

Tenant #1: _____ Tenant #2: _____

Tenant #3: _____ Tenant #4: _____

Signatures

Signature of Owner/Agent: _____ Date: _____

Signature of Tenant #1: _____ Date: _____

Signature of Tenant #2: _____ Date: _____

Signature of Tenant #3: _____ Date: _____

Signature of Tenant #4: _____ Date: _____