

****Lease Break Agreement Template****

****LEASE BREAK AGREEMENT****

This Lease Break Agreement (the "Agreement") is made and entered into this [Date], by and between:

****Landlord:****

Name: [Landlord's Name]

Address: [Landlord's Address]

Phone: [Landlord's Phone Number]

Email: [Landlord's Email Address]

****Tenant:****

Name: [Tenant's Name]

Address: [Tenant's Address]

Phone: [Tenant's Phone Number]

Email: [Tenant's Email Address]

****Property Address:****

[Full Address of the Rental Property]

****Lease Start Date:**** [Original Lease Start Date]

****Lease End Date:**** [Original Lease End Date]

****1. Purpose of Agreement****

The purpose of this Agreement is to outline the terms under which the Tenant will break the lease early and settle any obligations.

****2. Notice of Intent to Break Lease****

The Tenant has provided written notice to the Landlord on [Notification Date] of their intent to break the lease.

****3. Termination Date****

The lease shall be terminated as of [New Termination Date].

****4. Lease Break Fee****

The Tenant agrees to pay a lease break fee of [Amount] to the Landlord by [Payment Due Date].

****5. Responsibilities of the Tenant****

The Tenant shall be responsible for:

- a) Remaining rent payments up to the termination date.
- b) Any damages to the property beyond normal wear and tear.
- c) Arranging for the return of keys and other property.

****6. Security Deposit****

The security deposit of [Amount] will be handled according to state laws regarding lease break situations as follows:

- a) Any deductions for damages or unpaid rent will be detailed in a written statement to the Tenant.
- b) The remainder of the deposit will be returned within [State Time Frame] of the termination date.

****7. Mutual Release****

Upon the execution of this Agreement, both parties release each other from any further obligations or liabilities under the original lease, except as outlined herein.

****8. Governing Law****

This Agreement shall be governed by the laws of the State of [State].

****9. Entire Agreement****

This document constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, or agreements.

****IN WITNESS WHEREOF****, the parties hereto have executed this Lease Break Agreement as of the date first above written.

****Landlord Signature:**** _____ **Date:** _____

****Tenant Signature:**** _____ **Date:** _____

Witness (if applicable): _____ Date: _____
END OF AGREEMENT