End of Lease Agreement

This **End of Lease Agreement** (“***Agreement***”) is made on _____ by and between the parties below:

Landlord

_____

_____ _____

_____ _____ _____ _____

_____ _____

Tenant

_____

_____ _____

_____ _____ _____ _____

_____ _____

Landlord and Tenant are collectively referred to as the “***Parties***.”

1. Original Lease and Premises

The Parties entered into a lease agreement dated _____ (“***Original Lease***”) for the property located at:

_____ _____ _____ _____ _____ _____

(“***Premises***”).

This Agreement records the terms under which the tenancy will end. Except as specifically changed by this Agreement, the Original Lease remains in effect until the Termination Date.

2. Termination Date

The Original Lease and Tenant’s right to occupy the Premises will end on _____ at _____ (“***Termination Date***”).

Tenant will vacate the Premises by the Termination Date and return possession to Landlord in accordance with the Surrender of Premises clause. No extension of occupancy is valid unless the Parties agree to it in writing.

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3. Rent and Other Charges

Tenant remains responsible for rent and other charges arising under the Original Lease through the Termination Date, subject to the financial settlement stated in this Agreement.

Item	Amount	Due Date	Paid or Outstanding
Final rent payment			
Utilities or service charges			
Agreed early termination fee, if any			
Other agreed amount			

Any amount not paid when due may be handled as permitted by the Original Lease and applicable law.

4. Security Deposit

Landlord acknowledges receipt of a security deposit of _____ under the Original Lease.

After Tenant vacates the Premises, returns all property under the Surrender of Premises clause, and provides a forwarding address, Landlord will account for and return any remaining security deposit in accordance with applicable law. Landlord may make deductions only to the extent permitted by the Original Lease and applicable law, including for unpaid rent, unpaid charges, damage beyond ordinary wear and tear, or other lawful charges.

Landlord will provide Tenant with any required written statement of deductions and supporting information within the period required by applicable law.

5. Surrender of Premises

On or before the Termination Date, Tenant will:

- Remove all personal property from the Premises.
- Return all keys, access cards, garage remotes, parking passes, and other access devices to Landlord.
- Leave the Premises in a clean condition, subject to ordinary wear and tear.

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- Repair or pay for damage caused by Tenant, occupants, guests, or pets, to the extent required by the Original Lease and applicable law.
- Provide Landlord with a forwarding address for notices, deposit accounting, and final correspondence.

Any personal property left at the Premises after the Termination Date may be handled as permitted by applicable law.

6. Inspection of Premises

The Parties may conduct a move-out inspection on [ ] at [ ]. The inspection does not prevent Landlord from identifying damage or required cleaning that is reasonably discovered after Tenant vacates.

Tenant may attend the inspection and may document the condition of the Premises. Nothing in this clause limits any inspection rights required by applicable law.

7. Utilities and Services

Tenant will arrange for utility accounts and services in Tenant's name to end or transfer effective no later than the Termination Date, unless the Parties agree otherwise in writing.

Tenant remains responsible for charges incurred through the Termination Date. Landlord is responsible for charges incurred after the Termination Date, except for charges caused by Tenant's failure to cancel or transfer an account as required.

8. Mutual Release

Subject to the Parties' performance of this Agreement, Landlord and Tenant release each other from future obligations under the Original Lease after the Termination Date.

This release does not apply to:

- Obligations expressly stated in this Agreement;
- Amounts owed before or on the Termination Date;
- Claims relating to damage, unpaid charges, fraud, intentional misconduct, or a breach of this Agreement;
- Rights or obligations that cannot lawfully be waived; or
- Claims arising after the Termination Date.

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9. No Admission of Fault

This Agreement reflects a voluntary resolution between the Parties. Neither Party admits fault, liability, or breach of the Original Lease by signing this Agreement.

10. Entire Agreement

This Agreement, together with the Original Lease where applicable, represents the entire agreement between the Parties regarding the end of the tenancy. It replaces prior verbal or written discussions about the termination of the Original Lease.

Any change to this Agreement must be in writing and signed by both Parties.

11. Governing Law

This Agreement will be governed by the laws of _____, without limiting any mandatory tenant or landlord protections that apply to the Premises.

12. Severability

If any provision of this Agreement is found unenforceable, the remaining provisions will remain effective to the fullest extent permitted by law.

13. Electronic Signatures and Counterparts

The Parties may sign this Agreement electronically. Electronic signatures and copies of signed pages will have the same effect as original signatures, to the extent permitted by applicable law.

14. Acknowledgment

By signing below, each Party acknowledges that they have read and understood this Agreement, have had the opportunity to seek independent legal advice, and agree to be bound by its terms.

Landlord

Name _____

Date _____

Signature _____

Tenant

Name _____

Date _____

Signature _____

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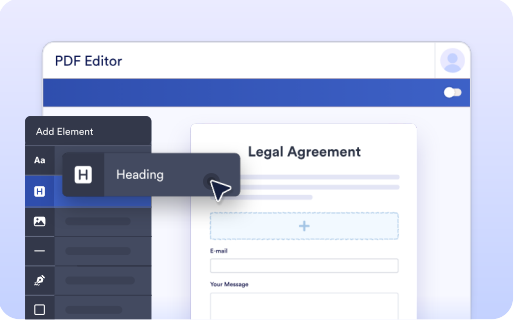
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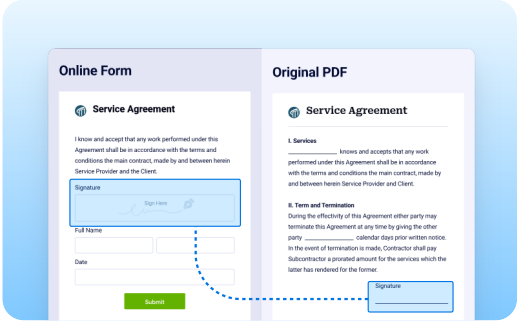
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