LEASE TERMINATION LETTER

Date of this letter: _____

This letter is from (check one): [ ] the Tenant to the Landlord [ ] the Landlord to the Tenant.

Landlord: _____, mailing address for notices _____.

Tenant(s): _____.

Rental premises (the "Premises"): _____, under the lease dated _____ (the "Lease"), whose term would otherwise end on _____.

1. EARLY TERMINATION

The Lease will end early, on _____ (the "Termination Date"). The Tenant will move out and return possession of the Premises, with all keys, by the end of that day.

This letter is given on the following basis (check one):

[ ] The early termination clause in section _____ of the Lease, which requires _____ days' written notice and an early termination fee of $_____, paid [ ] with this letter [ ] by the Termination Date.

[ ] The Servicemembers Civil Relief Act, 50 U.S.C. § 3955. Servicemember: _____. Reason: [ ] permanent change of station orders [ ] deployment orders for 90 days or more [ ] entered military service after signing the Lease [ ] stop movement order. A copy of the orders is attached. With monthly rent, the termination takes effect 30 days after the next rent due date that follows delivery of this letter. No early termination fee may be charged, and rent paid in advance for any later period must be refunded within 30 days.

[ ] The state law that allows a tenant to end a lease early because of domestic violence or a related crime against the Tenant or a household member. A copy of _____ (protective order, police report or qualified third-party statement) is attached. Please keep this letter and the Tenant's new address confidential.

[ ] The Landlord's failure to repair the following conditions, which make the Premises unfit to live in, after written notice given on _____: _____.

[ ] Another right under state law: _____.

[ ] A reason the Lease allows the Landlord to end it early (section _____, requiring _____ days' notice): _____.

2. RENT, DEPOSIT AND MOVE-OUT

Rent is paid through the Termination Date. No rent is expected for any later period, except as the Lease or the law provides.

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Security deposit: $_____, to be returned, less lawful deductions, within the time state law allows, to this forwarding address: _____.

By the Termination Date, the Tenant will remove all belongings, leave the Premises clean and in the same condition as at the start of the tenancy except for normal wear and tear, and return all keys as follows: _____.

If the Tenant is leaving early with no right to do so, the Tenant asks the Landlord to make reasonable efforts to re-rent the Premises and to credit rent from a new tenant against what the Tenant owes. Many states require a landlord to try.

This letter is not an eviction notice and not a court order. A landlord cannot end a lease early unless the Lease allows it or the Tenant agrees. To end a lease by agreement, both sides should sign a written termination agreement.

3. CERTIFICATE OF DELIVERY

I delivered a copy of this letter, with any attachments, to _____ on _____ at _____ (time) by (check one): [ ] hand delivery [ ] certified mail, return receipt requested [ ] private carrier with tracking [ ] first-class mail [ ] email or online portal.

Signature of person delivering: _____ Printed name: _____

SIGNATURES

Tenant

Signature: _____ Date: _____

Printed Name: _____

Landlord or Landlord's Agent

Signature: _____ Date: _____

Printed Name: _____

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