#### **AGREEMENT REGARDING CANCELLATION OF LEASE**

This agreement is entered into on **[date]** between **[tenant name(s)]** (Tenants) who lease the premises at **[full address of your rental]** (Premises), and **[landlord's name]** (Landlord).

1. Under the attached lease dated **[effective date of most recent lease]**, Tenants agreed to pay Landlord monthly rent of $\_\_\_\_\_\_\_\_ **[use the monthly rent amount agreed upon in the attached lease]**. Tenants have paid rent through the month of **[month and year that you've already paid rent for].**
2. The attached lease expires on **[date that full lease term ends],** but Tenants need to break the lease and move out of the Premises on **[last date you plan to be in rental].**
3. Landlord agrees to cancel the attached lease on **[either the last date you plan to be in rental or whatever date you and Landlord agree to end your responsibility under the lease],** releasing Tenants from further responsibility under the lease, including (but not limited to) their obligation to pay rent, in exchange for Tenants' payment of [use the exact amount you and landlord have agreed on] by **[date by which you will pay the amount].**
4. Tenants also agree to allow Landlord **to [insert any other promises you've made. For example: "show the Premises to prospective tenants after giving Tenants two hours' notice, seven days a week. If Tenants cannot be reached after Landlord has made a good-faith effort to do so, Landlord may enter and show the apartment"].**
5. If Tenants do not fulfill their promises as described in paragraphs 3 and 4 above, the attached lease, dated **[effective date of attached lease],** will remain in effect.
6. This agreement is the complete agreement regarding cancelling the attached lease. Any other promises made by Tenants or Landlord, oral or written, are replaced by this agreement.

Landlord's signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant(s)' signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_