

EARLY LEASE TERMINATION AGREEMENT

This early lease termination agreement, has been entered into this _____ day of _____, 2006 between _____, (hereinafter referred to as Landlord and/or Lessor), and _____, (hereinafter referred to jointly and severally as Lessee or Lessees).

Lessor, in consideration of the amount of _____ dollars and _____ cents (\$_____.____) does hereby release and forever discharge Lessee from any further obligations, as set out in the rental agreement (attached hereto as addendum A), including, but not limited to, payment of rent from this day forward concerning the following described Premises located at _____, _____, _____ (state), County of _____, (hereinafter referred to as the Premises).

Landlord agrees that Landlord has inspected the premises and that the Lessee has left the premises in as good or better condition than when Lessee took possession of the premises and therefore Lessee owes no money to Landlord for damages to the premises. To the extent that Landlord later learns of damages to the apartment, Landlord hereby agrees that Landlord assumes full responsibility for payment of such damages.

Landlord agrees that Lessee owes no money for utility charges as all utility charges are current and paid up to date. To the extent that Landlord later learns of unpaid utility

charges, Landlord hereby agrees that Landlord assumes full responsibility for payment of such charges.

Landlord agrees that Landlord has received all keys to the premises from Lessee and releases and fully discharges Lessee from any charges related to re-keying or changing the locks on the premises.

Landlord hereby certifies that Landlord and/ or Landlord's agents, employees, and/or associates has done nothing to negatively affect Lessee's credit rating. If such an action has been taken, Landlord agrees to bear all costs associated with clearing Lessee's credit rating including, but not limited to, Lessee's attorney's fees related to clearing Lessee's credit rating.

_____Landlord initials

Landlord agrees that Landlord and/ or Landlord's agents, employees, and/or associates will provide a positive reference to all future inquiries about Lessee's rental history with Landlord. Failure to do so will result in the Landlord forfeiting the sum of \$_____ as set out above, paid by Lessee as consideration for early lease termination.

Landlord agrees that Landlord will return all property of Lessee including, but not limited to, any items mistakenly left at the premises by Lessee and/or any items delivered to Lessee through the U.S. mail or other delivery service that were not received by Lessee but were received by Landlord and/or Landlord's agents, employees, and/or associates.

Lessor or Agent of Lessor:

Date

Lessee(s)/co-signers

Date

Lessee(s)/co-signers

Date
