



## TERMINATION OF LEASE AND DEPOSIT RELEASE AND DIRECTIVE



This Termination of Lease and Deposit Release and Directive is made on {Insert Date} \_\_\_\_\_

by and between ("LANDLORD") \_\_\_\_\_ and

("TENANT") \_\_\_\_\_,

relating to the following described real property ("Property"):

1. LANDLORD and TENANT hereby release each other from all rights, duties, obligations, and claims arising out of or relating to the lease entered into by LANDLORD and TENANT relating to the Property (the "Lease"). The Lease is hereby terminated.
2. LANDLORD and TENANT agree that any security or other deposit(s) and/or advance rent set forth in the Lease are to be disbursed as follows:  
  
\$ \_\_\_\_\_ to \_\_\_\_\_  
  
\$ \_\_\_\_\_ to \_\_\_\_\_  
  
\$ \_\_\_\_\_ to \_\_\_\_\_  
  
\$ \_\_\_\_\_ to \_\_\_\_\_
3. LANDLORD and TENANT hereby also release from all claims, obligations, and liabilities, any and all real estate brokers and their licensees identified in the Lease or otherwise involved in the transaction, and any escrow agent(s) designated therein, upon disbursement of any security or other deposit(s) and/or advance rent as set forth in this release and directive. Real estate brokers and their licensees shall not be responsible for the disbursements of the said funds unless said real estate broker is also the escrow agent.

\_\_\_\_\_  
(Landlord's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Tenant's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Landlord's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Tenant's Signature)

\_\_\_\_\_  
(Date)