

State of _____

CASH FOR KEYS AGREEMENT

This Cash for Keys Agreement (this "Agreement") is made this _____, 20 by and between:

Landlord: _____ ("Landlord")

AND

Tenant(s): _____ ("Tenant") (the "Parties").

1. Property Address. The property is located at _____, City of _____, State of _____ (the "Property").

2. Agreement. Landlord wishes to regain possession of the Property, and Tenant agrees to vacate the Property and return possession to Landlord in exchange for financial compensation, as detailed herein.

3. Cash for Keys Compensation. Landlord agrees to pay Tenant a sum of \$_____ in U.S. Dollars (the "Compensation") as full compensation for the termination of the lease, subject to the terms and conditions set forth in this Agreement.

4. Vacate Date. Tenant agrees to vacate the Property and return all keys, door remotes, and any other property belonging to the Landlord before or by _____, 20, at __:__ (Check one): AM PM (Check one): EST MST PST __ (the "Vacate Date").

5. Property Condition. Tenant agrees to leave the Property in good and clean condition, free of debris and personal belongings, animals and pets removed and in the same condition as at the beginning of the lease, reasonable wear and tear excepted.

6. Inspection. Landlord and Tenant will conduct a final walk-through inspection of the Property on the Vacate Date to ensure the condition of the Property is as agreed.

7. Payment Terms. The agreed Compensation will be paid to Tenant by one of the following methods (Check one): Cash Personal check Money order Cashier's check Credit card PayPal Electronic transfer Other: _____ upon successful completion of the final walk-through inspection and return of the Property to the Landlord.

8. Failure to Vacate. The Tenant's failure to vacate the Property by the Vacate Date or comply with the terms and conditions in this Agreement may result in legal eviction.

9. Release of Liability. Upon receipt of the agreed Compensation and return of the Property, Tenant releases Landlord from any further claims or liabilities related to the lease or occupancy of the Property.



10. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes any previous understanding or agreement, oral or written, regarding the subject matter hereof.

11. Governing Law. This Agreement shall be governed by the laws of the State of _____.

12. Miscellaneous. _____

IN WITNESS WHEREOF, this Agreement has been executed and delivered as of the date first written above.

Landlord Signature

Landlord Full Name

Tenant Signature

Tenant Full Name

