

Deed of Tenancy Surrender

Date: This day of 20...

1. Particulars

Address of Property ('The Property')	Flat xxx ...
The Landlord	...
Landlord Address	...
The Tenant	...
The Tenancy	An assured shorthold tenancy of The Property created by a Tenancy Agreement dated ... demised to the Tenant for a term of ... at a rate of ... per month. The fixed term of the tenancy agreement has expired, and the tenancy is currently on a statutory periodic tenancy.

2. Terms of surrender

- 2.1. The Tenant hereby agrees to surrender to the Landlord the tenancy in consideration of the release by the Landlord hereinafter contained and on the terms herein set out and the Landlord hereby agrees to accept the said surrender on that basis.
- 2.2. The Tenant hereby surrenders to the Landlord the Property comprised and demised by the tenancy agreement dated ...
- 2.3. The Tenant agrees to give vacant possession of the Property, remove all their personal belongings and chattels on or before [DATE] ("the Agreed Date"). On the Agreed Date the Tenant will return all keys to the Property by posting these through the letterbox of the Property and telephoning [DETAILS] once this has been done.
- 2.4. The Tenant agrees to return the Property in the same standard of cleaning/tidiness as the start of the tenancy.
- 2.5. Save for clause 2.4 above, both the Landlord's and Tenants' obligations under the tenancy agreement will be discharged. This includes the payment of rent.
- 2.6. If the Tenant does not vacate the Property by the Agreed Date, they will be considered a trespasser, and the Landlord will be entitled to apply to the Court for a Possession Order on the grounds of the Tenants' breach of this agreement.
- 2.7. The terms under this agreement will be considered legally binding upon the parties when it is signed and dated by both parties.
- 2.8. The Landlords and The Tenant each release and discharges the other from all claims, losses, liabilities and demands arising under The Tenancy or in respect of breaches of any of the obligations contained in or otherwise arising under The Tenancy or by any other means.

3. Signatures

IN WITNESS whereof, the parties have signed this Deed on the date entered at the top of this document.

Signed as a Deed by The Landlord:

In the Presence of:

Signed as a Deed by The Tenant:

In the Presence of: