

THIS DEED OF SURRENDER is BETWEEN:

- (1) <<Landlord's name>> of <<Landlord's address>> (Landlord') and
- (2) <<Full name of tenant>> of <<Tenant's address>> (Tenant')

BACKGROUND

- A. This Deed relates to property <<address>> ('Property').
- B. The Tenant is the tenant of the Property under a Tenancy Agreement dated <<date>> and made between <<original tenant>> (2) ('Tenancy Agreement').
- C. The Tenant wishes to surrender the Property to the Landlord and the Landlord is willing to accept a surrender of the Property.

1. SURRENDER AND ACCEPTANCE

- 1.1 In consideration of <<sum of money>> (<<words>> (£<< sum >>)) paid by the Landlord to the Tenant and of] the release of the Tenant to the Landlord all the Tenancy rights in the Property.
- 1.2 The Landlord accepts the surrender of the Property.

2. THE RELEASE

- 2.1 The Landlord and the Tenant release the other party from all their obligations contained in the Tenancy Agreement or any other document (other than this deed) whether past or future, including damages actions proceedings costs claims demands and liabilities with such obligations and liabilities.

3. RIGHTS OF THIRD PARTIES

- 3.1 A person who is not a party to this deed has no right arising solely by virtue of the Contracts (Rights of Third Parties) Act 1999 to enforce any terms of this deed.

THIS DEED has been executed as a deed on the day on which it has been dated

Signed as a deed by <<Landlord's Name>> in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

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Address _____

OR (execution clause where lan

Executed as a deed by
<<Landlord's Name>>
acting by a director in the
presence of

Signature:

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

Signed as a deed by
<<Tenant's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

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