

Cash for Keys Agreement

This Agreement is made and entered into by and between:

Landlord:

Name: _____

Address: _____

Phone Number: _____

Email: _____

Tenant:

Name: _____

Address of Rental Property: _____

Phone Number: _____

Email: _____

1. Agreement Overview

The parties agree that the Tenant will vacate the rental property located at the above-mentioned address, and in return, the Landlord will pay the Tenant the amount specified below, in accordance with the terms outlined in this Agreement.

2. Payment Terms

Amount to be Paid by Landlord: \$_____

Payment Method: _____ (e.g., check, bank transfer, etc.)

Payment Date: _____ (must be agreed upon)

3. Move-Out Date

The Tenant agrees to vacate the rental property and return all keys, security devices, and any other items provided by the Landlord by no later than:

Move-Out Date: _____

This date is agreed upon by both parties and cannot be changed without written consent from both parties.

4. Condition of Property

The Tenant agrees to leave the rental property in good condition and free from personal belongings. The Landlord will inspect the unit before any payment is made. If the property is not in satisfactory condition, as agreed below, payment may be withheld or reduced.

Conditions to Be Met:

- The property should be clean and free of debris.
- No damage beyond normal wear and tear should be present.
- All personal property of the Tenant must be removed.

Landlord's Property Inspection Date: _____

5. Key Exchange and Handover

The Tenant agrees to return all keys, garage openers, or any other property that belongs to the Landlord at the time of vacating the rental property.

Upon inspection and the return of keys, the Landlord will make the agreed-upon payment.

6. Voluntary Agreement

Both parties acknowledge that this agreement is made voluntarily and without coercion. Neither party is being forced into this agreement. Both parties are acting in good faith to resolve the matter peacefully without resorting to formal eviction proceedings.

7. Additional Terms

- **Tenant's Right to Negotiate:** The Tenant is entitled to request a higher amount if relocation costs exceed the agreed amount. Any negotiation should be documented in writing and signed by both parties.
- **Legal Compliance:** This Agreement is intended to comply with applicable landlord-tenant laws and is not designed to circumvent any legal eviction process. It is the responsibility of both parties to ensure that local laws are followed.
- **No Impact on Tenant's Rental History:** This agreement does not create an eviction record and will not appear on the Tenant's rental history unless the process escalates to a formal eviction.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the rental property is located. Each party acknowledges that they have had the opportunity to review the applicable landlord-tenant laws in their area.

9. Acknowledgment

By signing below, both parties agree to the terms and conditions set forth in this Agreement.

Landlord's Signature: _____

Date: _____

Tenant's Signature: _____

Date: _____

10. Witness or Notary (Optional)

While not required, having a witness or notary for this Agreement can provide additional assurance that both parties are entering the agreement willingly and without outside pressure.

Witness/Notary Name: _____

Witness/Notary Signature: _____

Date: _____