

The Close's Cash for Keys Agreement Template

CASH FOR KEYS AGREEMENT

This Agreement is made this _____ day of _____, 20____ between Owner/Landlord _____ and Tenant(s) _____ residing at _____ (Property Address).

AS STATED IN THIS AGREEMENT

1. The Tenant(s) is currently residing at the premises owned by the Owner/Landlord.
2. As a condition of this Agreement, Tenant agrees to vacate the premises on or before _____ ("Move out date").
3. The Tenant(s) is being offered the sum of \$_____ (Payment) from the Owner/Landlord in exchange for all keys located at _____ (Property Address).
4. In order to receive the above mentioned Payment, the Tenant(s) must:
 - Move out of the property by _____ ("Move out date").
 - Leave the property in "broom clean" condition that is free of all debris, trash, and personal property.
 - Agree to not vandalize the property nor remove or damage appliances, fixtures, or any part of the property.
 - Inspection of the property on _____ ("Walkthrough inspection date").
5. Owner/Landlord agrees that payment will be made to the Tenant(s) immediately upon satisfactory inspection of the property.



6. Tenant(s) agrees that Owner/Landlord may deduct from the Payment and/or security deposit for the cost of repairs, unpaid bills, clean up, or replacements and pay the remaining Payment balance to Tenant(s).
7. Tenant(s) agrees that they waive any protection allowed under all applicable _____ State Laws, in the event Tenant fails to fulfill the terms of this agreement. Tenant further agrees to provide payment for Owner/Landlord's legal fees, in the event Owner/Landlord is required to regain possession of the property due to Tenant's failure to satisfy the terms of this Agreement.
8. All parties agree that this agreement is null and void if the Tenant(s) does not meet the terms of this Agreement.
9. This Agreement contains all terms and conditions, and shall not be modified after execution, unless mutually agreed to by both parties.
10. This Agreement is not binding unless and until all parties have signed this Agreement.

TENANT(S)

OWNER/LANDLORD

DATE OF SIGNATURE

DATE OF SIGNATURE

