

## CASH FOR KEYS AGREEMENT

Property Address \_\_\_\_\_ (“Premises”)

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between  
\_\_\_\_\_ (hereafter referred to as Owner/Landlord) and Occupants

Occupant 1 \_\_\_\_\_

Occupant 2 \_\_\_\_\_

Occupant 3 \_\_\_\_\_

Occupant 4 \_\_\_\_\_

(hereafter referred to as Occupant).

- 1) Occupant is currently residing at premises currently owned by the Owner/Landlord.
- 2) Occupant agrees to vacate the premises on or before \_\_\_\_\_ (the “Move out Date”).
- 3) Occupant agrees to leave the property on the above date free of all debris, trash, and personal property and in “broom clean” condition.
- 4) Occupant agrees not to vandalize the property, or to remove, allow the removal, or damage in any way, the fixtures, appliances, copper or any other part of the property. Occupant agrees to keep property in good repair until move out date.
- 5) Occupant agrees to remove any pets or any kind of animals entirely from the property by departure date.
- 6) Owner/Landlord agrees to pay Occupant the sum of \$ \_\_\_\_\_ (“Payment”) upon completion of the terms of this agreement and inspection by Owner/Landlord or Owner/Landlord’s agent and return of all keys to property.
- 7) Owner/Landlord agrees payment will be made immediately upon satisfactory inspection, and that payment will be made directly to Occupant. Occupant agrees Owner/Landlord may deduct from the Payment the cost of clean up, repairs, unpaid utility bills, or replacements and pay the balance of the Payment to occupant(s).
- 8) All parties agree that this agreement is null and void if Occupant does not meet the terms of this agreement.
- 9) Occupant agrees that he hereby waives any protection allowed under all applicable \_\_\_\_\_ State Laws, if he/she does not fulfill the terms of this agreement. Occupant further agrees to be solely responsible for Owner’s legal fees should any be required to regain possession of this property.

- 10) There is not tenancy implied under this Agreement. Occupant(s) for themselves and each other expressly disclaim any tenancy rights under this Agreement.
- 11) Occupant is aware that local law may provide that if Owner and occupant do not agree on a new lease or rental agreement, Owner may be required to provide them minimum written notice to end their occupancy followed by an eviction if Occupant doesn't voluntarily leave the property. In consideration of Payment, each occupant signing below expressly waives any right to any minimum notice and agrees that they have entered into this Agreement voluntarily of their own accord.
- 12) This Agreement shall not be binding unless and until all parties have signed this Agreement.
- 13) This Agreement shall not be modified in any way except by in writing executed by all parties hereto.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the dates set forth below.

Occupant 1 Signature \_\_\_\_\_ Date \_\_\_\_\_  
Occupant 2 Signature \_\_\_\_\_ Date \_\_\_\_\_  
Occupant 3 Signature \_\_\_\_\_ Date \_\_\_\_\_  
Occupant 4 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Landlord agrees to make the Payment as provided in this Cash for Keys Agreement.**

Landlord/Owner Signature \_\_\_\_\_ Date \_\_\_\_\_