

## EARLY TERMINATION FEE – LIQUIDATED DAMAGES ADDENDUM

This Addendum (hereinafter the "Addendum") is hereby a part for all purposes of the Lease Agreement between:

\_\_\_\_\_, as LANDLORD and  
\_\_\_\_\_, as TENANT(s) for the  
property known as:

\_\_\_\_\_.

Except as expressly modified herein, all terms of the Residential Lease Agreement entered into between the parties control. The LANDLORD and the TENANT(s) hereby agree to modify the Residential Lease Agreement as follows (check one):

I agree, as provided in the rental agreement, to pay \$\_\_\_\_\_ (an amount that does not exceed 2 months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement and to give 60 days' notice to LANDLORD prior to the proposed date of early termination, and the LANDLORD waives the right to seek additional rent beyond the month in which the LANDLORD retakes possession.

I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.

By signing my name below I affirm that I have read and understand the terms of this Addendum to Residential Lease Agreement, had the opportunity to consult with legal counsel and agree that I will be jointly and severally liable for the complete fulfillment of the terms of this Addendum.

TENANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_\_

TENANT NAME: \_\_\_\_\_

TENANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_\_

TENANT NAME: \_\_\_\_\_

TENANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_\_

TENANT NAME: \_\_\_\_\_

TENANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_\_

TENANT NAME: \_\_\_\_\_

LANDLORD/AGENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_\_

LANDLORD/AGENT NAME: \_\_\_\_\_