

## Deed of surrender: residential tenancy

A Deed of Surrender dated [date]

### 1. Parties

The Tenant: [insert tenant's full name, as in  
]

The Landlord: [insert landlord's full name, as in  
]

### 2. Definitions

the "Premises" means [description of Premises as  
]

the "Tenancy" means the Tenancy of the Premises and all  
rights and obligations arising under the  
[ ].

the "Tenant's Obligations" means the obligations of the Tenant  
.

the "Landlord's Obligations" means the obligations of the Landlord  
.

### 3. Surrender

Subject to the terms of this agreement,  
.

OR

Subject to the terms of this agreement,  
[ ].

## 4. Possession

It is a term of this surrender that the Tenant shall have vacated the Premises by 12.00 noon on [date]

## 5. Payment

In consideration of the surrender the Landlord / Tenant shall pay / has paid /  
 / £ [  
 ]. [

## 6. Outstanding obligations

It is a term of this surrender that the Tenant

[ 28 ] , :

6.1. obtain up-to-

;

6.2. remove all furniture owned by the Tenant, and all personal effects and rubbish

6.3. [add other obligations]

## 7. Mutual Release

7.1. Subject to the matters above, the

7.2. Each party acknowledges that he/ /

Signed and delivered as a deed by or for the Landlord [\[write name\]](#) (who certifies that he has proper authority to sign)

Signature:

Witness signature

Witness name:

Witness address:

Signed and delivered as a deed by or for the Tenant [\[write name\]](#) (who certifies that he has proper authority to sign)

Signature:

Witness signature

Witness name:

Witness address:

## Explanatory notes:

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## General notes

1. This document, provided you complete it properly, will legally  
.
2. The document can be made conditional on any requirements of either party,  
but if you make such insertions, be sure that you cover exactly what must be  
done,  
“ ”  
.

## Paragraph specific notes

Note: numbering refers to paragraph numbers.

- 3 Surrender may be pre-arranged for a future date  
.  
.  
- .

### Signatures

Each party should sign opposite the "signed as "

" "

## End of notes