MULTIFAMILY NW
The Association Promoting Quality Rental Housing

MUTUAL COMPLETE RELEASE OF ALL CLAIMS

EQUAL HOUSING OPPORTUNITY

DATE _____ PROPERTY NAME / NUMBER _____

RESIDENT NAME(S) _____ _____ _____

_____ _____ _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

SAMPLE

Disputes have arisen between Owner/Agent and Resident(s) arising out of or related to the tenancy. The parties have agreed to resolve all disputes and claims.

☒ If checked, the parties agree the tenancy will terminate on SAMPLE and that Resident(s) will vacate the Premises by 11:59 pm on that date. Unless specified in the additional consideration space below, Resident(s) will pay all rent through the termination date and any lease break fee specified in the Rental Agreement. Resident(s) will remove all of his/her personal property and leave the Premises in the same condition as at move-in, normal wear and tear excepted. Owner/Agent will provide an accounting/refund of any security deposit within the time and as required by law. This constitutes a Notice to Vacate from Resident(s), which Owner/Agent hereby accepts and relies upon.

☒ If checked, Resident(s) has already vacated the Premises and agrees that any personal property left on the Premises may be disposed of by Owner/Agent without compliance with any abandoned property procedures.

☒ If checked, the following additional consideration is being provided:

SAMPLE

Except for obligations under this Mutual Release, Resident(s), on his/her own behalf and on behalf of any minor occupants of the Premises, hereby releases and satisfies all claims of whatever kind or nature, whether now known or unknown, Resident(s) and all minor occupants of the household have or may have against Owner/Agent, and its agents, employees, representatives, insurers, successors and assigns arising out of or related to the tenancy and/or the condition of the Premises.

Except for obligations under this Mutual Release, and as provided below, Owner/Agent hereby releases and satisfies all claims of whatever kind or nature, whether now known or unknown, Owner/Agent has or may have against Resident(s), and his/her successors and assigns arising out of or related to the tenancy. Unless specifically stated in the additional consideration section above, nothing contained herein releases Resident(s) from claims for damages to the Premises beyond normal wear and tear.

The parties have read this Mutual Release and understand that THIS IS A COMPLETE RELEASE OF ALL CLAIMS, including, but not limited to any claims related to habitability concerns regarding the Premises described above. There are no other promises or understandings between Owner/Agent and Resident(s) relating to the subject of this Mutual Release, except as set forth herein. The parties are entering into this Mutual Release of their own free will.

This is a release and settlement of disputed claims. By agreeing to this Mutual Release, the parties do not admit, and specifically deny, any liability to the other.

If minor children have been residing in the Premises, the following applies:

The undersigned are the parent(s) and/or legal guardian(s) of the minor children residing in the Premises and I/we hereby swear, verify, and attest that I/we have made a reasonable inquiry into the claims asserted against Owner/Agent wherein the minor children were allegedly injured and that to the best of my knowledge, the minor children will be fully compensated by the settlement with Owner/Agent reflected in this Mutual Complete Release.

THE TERMS OF THIS MUTUAL RELEASE ARE CONFIDENTIAL AND THE PARTIES AGREE NOT TO DISCLOSE THE TERMS TO OTHERS, EXCEPT AS REQUIRED BY LAW.

X SAMPLE RESIDENT	SAMPLE DATE	X SAMPLE RESIDENT	SAMPLE DATE
X SAMPLE RESIDENT	SAMPLE DATE	X SAMPLE RESIDENT	SAMPLE DATE
X SAMPLE RESIDENT	SAMPLE DATE	X SAMPLE RESIDENT	SAMPLE DATE
		X SAMPLE OWNER/AGENT	SAMPLE DATE

☐ ON SITE ☐ RESIDENT ☐ MAIN OFFICE (IF REQUIRED)

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SAMPLE SAMPLE