



Date \_\_\_\_\_ Community Name/Number \_\_\_\_\_

Resident(s) \_\_\_\_\_

Street Address \_\_\_\_\_ Apt. Number \_\_\_\_\_

City, State, Zip \_\_\_\_\_

This Coronavirus Settlement Agreement and Release (this "Release") is made by \_\_\_\_\_ ("Landlord") and the above-named residents (collectively "Resident").

**Recitals:**

- A) Landlord and Resident are parties to a Lease of the apartment listed above (the "Apartment").
- B) Resident has experienced and reasonably documented a material loss of income based on coronavirus related closures and needs to terminate the Lease.
- C) Landlord desires to assist and Resident in managing the income disruption and the termination of the Lease.

Therefore, in consideration of the mutual promises and covenants below, the parties agree as follows:

**Agreement and Release:**

- 1) Resident shall surrender possession of the Apartment, in the condition called for by the Lease, on or before \_\_\_\_\_.
- 2) Resident shall timely pay rent and all other charges due under the Lease through the date Resident surrender's possession of the Apartment.
- 3) Resident waives any claim to or notice regarding the security deposit under the Lease.
- 4) Provided Resident fully complies with this Release, for Landlord shall release Resident from any and all claims, causes of action, arising from the early termination of the Lease, including any early termination fees, lease break fees or rent accruing after the date of surrender of possession of the Apartment. Resident hereby releases Landlord from all claims associated with the Lease or the Apartment.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Resident: *(All residents must sign)*

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

Landlord:

X \_\_\_\_\_