

**AGREEMENT TO TERMINATE TENANCY**  
**Residential Rental Agreement**  
RCW 59.12.030(1)

This agreement between \_\_\_\_\_ as landlord and \_\_\_\_\_ and all other occupants as tenants is for the purpose of terminating the tenancy and the tenants' and occupants' right to possession of the residential rental property located at \_\_\_\_\_ (address), city of \_\_\_\_\_, State of Washington. The tenancy of the above-named tenants and the right to possession of the above-referenced rental property shall terminate midnight, \_\_\_\_\_. Any provision in any rental agreement whether oral or in writing is hereby modified to reflect that the tenants are entitled to possession only through the termination date and not beyond that date.

The tenants and all other occupants agree to vacate the rental property and surrender possession no later than midnight of the termination date set forth above. In consideration of the tenants' vacating as agreed, no rent shall accrue beyond the termination date. All other provisions of the rental agreement including payment of rent and any other tenant financial responsibilities and other tenant duties shall continue in full force and effect until the tenants and occupants surrender the premises and vacate.

In the event the tenants and all other occupants fail to vacate as agreed, the landlord may proceed immediately with an action in unlawful detainer under RCW 59.12.030(1) without further notice to the tenants or to any other occupants. In the event legal action is commenced to obtain possession of the property, the prevailing party shall be awarded judgment for the costs of suit, and reasonable attorney fees together with rent in the amount of \$\_\_\_\_\_ per month for any holdover period or periods.

The landlord does not waive the right to collect delinquent rents that accrued prior to the termination date nor does the landlord waive the right to claim damages discovered after regaining possession of the premises.

LANDLORD

Signed \_\_\_\_\_

Print \_\_\_\_\_

Date Signed \_\_\_\_\_

TENANT

Signed \_\_\_\_\_

Print \_\_\_\_\_

Date Signed \_\_\_\_\_