**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_DEED OF SURRENDER (JOINT TENANTS)**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

This Deed of Surrender is made on the <date> of <month>, <year>, BETWEEN:

1. **Landlord:** <Landlord's name> of <Landlord's address> ("Landlord")
2. **Tenants:** <Full names of all tenants> of <Property address> ("Tenants")

**BACKGROUND**

A. This Deed pertains to the property located at <Property address> ("Property").

B. The Tenants currently occupy the Property under a Tenancy Agreement dated <date>, entered into between <original landlord> (as the "Landlord") and <original tenants> (as the "Tenants") ("Tenancy Agreement").

C. The Tenants wish to surrender their tenancy, and the Landlord has agreed to accept this surrender.

**1. SURRENDER AND ACCEPTANCE**

1.1 In consideration of [the sum of <amount in words> (£< xx>) paid by the Landlord to the Tenants (receipt of which is hereby acknowledged by the Tenants) and] the mutual release specified in Clause 2, the Tenants surrender to the Landlord all their estate, interest, and rights in the Property.

1.2 The Landlord accepts the surrender of the tenancy.

**2. MUTUAL RELEASE**

2.1 The Landlord and the Tenants mutually release each other from all obligations and liabilities under the Tenancy Agreement and any related documents (excluding this Deed). This release covers all past, present, and future liabilities, as well as any claims, demands, actions, proceedings, damages, costs, and expenses arising from those obligations and liabilities.

**3. RIGHTS OF THIRD PARTIES**

3.1 No person other than the parties to this Deed shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed.

**EXECUTION**

This Deed is executed as a deed and delivered on the date stated at the beginning of this Deed.

**Execution by Individual Landlord**

**Signed as a deed by:**

<Landlord's Name>

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

In the presence of:

**Signature of witness**

**Name (in BLOCK CAPITALS)**

**Address**

**Execution by Company Landlord**

**Executed as a deed by:**

<Landlord's Name>

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Acting by a director in the presence of:

**Signature of witness**

**Name (in BLOCK CAPITALS)**

**Address**

**Execution by Tenants**

**Signed as a deed by**

<Tenant's Name>

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

In the presence of:

**Signature of witness**

**Name (in BLOCK CAPITALS)**

**Address**

[Repeat the above execution clause for each tenant as required]

**IMPORTANT NOTICE**

It is recommended that all parties seek independent legal advice from a solicitor or consult with Citizens Advice before entering into this Deed of Surrender. This ensures that all parties fully understand the legal implications and their rights and obligations under this agreement.