**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_DEED OF SURRENDER (SINGLE TENANT)**

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

*This Deed of Surrender is dated the <date> day of <month> <year> and is made BETWEEN:*

1. **<**Landlord's name> of <Landlord's address**>** ('Landlord')
2. **<**Full name of tenant**>** of **<**Property address**>** ('Tenant')

**BACKGROUND**

A. This Deed concerns the property known as **<**Property address**>** ('Property'). B. The Tenant is currently occupying the Property under a Tenancy Agreement dated **<**date**>**, made between **<**original landlord**>** and **<**original tenant**>** ('Tenancy Agreement'). C. The Tenant wishes to surrender the Tenancy Agreement, and the Landlord agrees to accept the surrender.

**1. SURRENDER AND ACCEPTANCE**

1.1 In consideration of [the sum of **<**amount in words**>** (£**<**in figures xxx**>**), paid by the Landlord to the Tenant (the receipt of which the Tenant hereby acknowledges) and of] the release contained in Clause 2, the Tenant surrenders to the Landlord all the Tenant’s estate, interest, and rights in the Property. 1.2 The Landlord accepts this surrender.

**2. THE RELEASE**

2.1 The Landlord and the Tenant mutually release each other from all obligations and liabilities under the Tenancy Agreement or any other supplemental deed or document (excluding this deed), whether past, present, or future, and from all associated damages, actions, proceedings, costs, claims, demands, and expenses.

**3. RIGHTS OF THIRD PARTIES**

3.1 A person who is not a party to this deed shall have no right to enforce any terms of this deed solely based on the Contracts (Rights of Third Parties) Act 1999.

**EXECUTION**

*This Deed has been executed as a deed and delivered on the date stated at the beginning of this document.*

**Signed as a deed by:**

**<**Landlord's Name**>**
In the presence of:

Signature of witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (in BLOCK CAPITALS): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

OR (if the landlord is a company)

**Executed as a deed by:**

**<**Landlord's Name**>**
Acting by a director in the presence of:

Signature of witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (in BLOCK CAPITALS): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Signed as a deed by:**

**<**Tenant's Name**>**
In the presence of:

Signature of witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (in BLOCK CAPITALS): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*Please seek guidance from a solicitor or the Citizen's Advice Bureau for assistance with this document.*