

LANDLORD NAME AND ADDRESS

DATE

RE: Residential Lease for PROPERTY ADDRESS

Dear LANDLORD:

We write as tenants of the subject property, to propose a modification to our agreement to terminate the "Deed of Lease" dated _____. Whereas the leased property is subject to a foreclosure sale on or about DATE at the Fairfax County courthouse, and whereas any such foreclosure would disrupt our tenancy (and violate the terms of our lease), we propose the following:

- 1) That we confirm our stipulation that the term of the lease ends on NEW DATE;
- 2) That the parties conduct a final check-out inspection pursuant to the lease within 10 days of this letter;
- 3) That presuming the condition of the property is undamaged (excepting normal wear and tear), that you retain our security deposit of \$2,500.00 as payment for our last month's rent, and all other obligations under the Deed of Lease; and
- 4) That for consideration of these terms, the tenants agree to waive any claim for damages that we may have against you for your breach of the Deed of Lease due to the foreclosure.

AGREED BY ALL PARTIES:

LANDLORD:

TENANTS:

Name:
Date:

Name:
Date:

Name:
Date: