

**Sample Notification Letter to Landlords to
Terminate a Residential Lease under the SCRA**

Note: The following is a sample only. It is not legal advice of any kind. Any letter notifying a landlord of termination of a lease should be sent via CERTIFIED MAIL, RETURN RECEIPT REQUESTED to comply with the SCRA and provide the sender with proof it was received.

[Service member's Return Address]
[Date]

[LANDLORD'S ADDRESS]

Dear [Sir or Madam]:

On or about [DATE] I signed a lease agreement to occupy the premises located at [ADDRESS OF LEASE PROPERTY]. At that time I was [not on active duty in the armed services OR had not received orders for a change of permanent station/notification I would be deployed].

I have now [entered active military service in the U.S. BRANCH OF SERVICE on DATE OR received orders for a change of permanent station for at least 90 days outside the state/notification I will be deployed for at least 90 days on DATE]. A copy of my orders is enclosed. This change in my status as a member of the armed services materially affects my ability to continue leasing the premises identified above.

The Service Member's Civil Relief Act (50 U.S.C. App. §§ 501-596) allows service members in my situation to terminate a residential lease without penalty prior to the end of the lease term. For leases paid in monthly installments, termination of the lease is effective 30 days after the first date on which the next rental payment is due after the date on which this notice has been delivered – therefore one month of notice is required. For any other lease, termination of the lease under is effective on the last day of the month following the month in which the notice is delivered. [Optional: At the time of the lease signing I provided you with payment for the last month of rent. Please consider that amount my final rent payment.]

Please note that under 50 U.S.C. App. § 535 of the Service Member's Civil Relief Act, you must return any rent or other lease amounts paid in advance within 30 days of the termination of the lease. Kindly return my security deposit and any other funds by mailing them to [ADDRESS].

Thank you for your attention in this matter. I can be reached at the address above with any questions you may have.

Sincerely,

[Service member's name, rank and branch of service]