

# Lease Renewal Agreement

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## Residential Lease Renewal Agreement

This agreement renews an existing residential lease for a new fixed term. Complete the bracketed fields, delete anything that does not apply, and have every landlord and every adult tenant sign before the current lease expires. Attach a copy of the original lease.

### 1. Parties

Landlord full legal name: \_\_\_\_\_

Tenant(s) full legal name(s) — list every adult on the original lease: \_\_\_\_\_

### 2. Property

Full rental property address, including unit number: \_\_\_\_\_

### 3. Original Lease

Date of the original lease agreement being renewed: \_\_\_\_\_

Current lease expiration date: \_\_\_\_\_

### 4. Renewal Term

New term start date (the day after the current lease expires): \_\_\_\_\_

New term end date: \_\_\_\_\_

Fixed term (dates above)

Month-to-month following the fixed term, unless either party gives proper written notice

### 5. Rent

New monthly rent amount (\$): \_\_\_\_\_

Due date each month: \_\_\_\_\_

Payment method / where paid: \_\_\_\_\_

Late fee terms, if changed from the original lease: \_\_\_\_\_

### 6. Security Deposit

Deposit amount currently held (\$): \_\_\_\_\_

The deposit remains unchanged

The deposit changes to the amount below (confirm your state's deposit cap first)

New deposit amount, if changed (\$): \_\_\_\_\_

### 7. Changes to the Original Lease

List every term that differs from the original lease. If nothing changes, write NONE.

Change 1: \_\_\_\_\_

Change 2: \_\_\_\_\_

Change 3: \_\_\_\_\_

### **8. Continuation of Terms**

Except as stated in this Renewal Agreement, all terms, covenants, and conditions of the original lease identified in Section 3 remain unchanged and in full force and effect during the renewal term.

### **9. Signatures**

Landlord signature / date: \_\_\_\_\_

Tenant signature / date: \_\_\_\_\_

Additional tenant signature / date: \_\_\_\_\_

#### **INSTRUCTIONS FOR USE**

Complete the bracketed fields, confirm your state and city notice rules before relying on this renewal, sign before the current lease expires, and give every signer a copy. This template is provided for informational purposes only and does not constitute legal advice. Laws vary by state and change over time; for guidance on your specific situation, consult a licensed attorney or local housing authority.