

LEASE RENEWAL AGREEMENT

This Lease Renewal Agreement ("Renewal") is made on [date] between:

Landlord: [full legal name or company name], of [mailing address] ("Landlord"), and

Tenant: [full legal names of every tenant] ("Tenant").

1. The Original Lease

Landlord and Tenant are parties to a lease dated [date of original lease] (the "Lease") for the property at [street address, unit, city, state, ZIP] (the "Property"). The Lease's current term ends on [current end date].

Earlier renewals or amendments to the Lease, if any: [list by date, or "none"].

2. New Term

The Lease is renewed for a new term starting on [start date, normally the day after the current term ends] and ending on [end date] (the "Renewal Term").

At the end of the Renewal Term (tick one):

- ☐ The Lease ends, unless the parties sign another renewal or a new lease.
- ☐ The tenancy continues month to month on the same terms, until either party ends it with the written notice required by the Lease or by law, whichever is longer.

3. Rent

Starting on the first day of the Renewal Term, monthly rent is (tick one):

- ☐ Unchanged at [\$ amount].
- ☐ Changed from [\$ current amount] to [\$ new amount].

Rent is due on the [day] day of each month, paid by [payment method] ☐ as in the Lease ☐ as follows: [new details].

Landlord confirms that any notice of a rent change required by state or local law was given on [date].

4. Security Deposit

- ☐ The security deposit of [\$ amount] held under the Lease continues to apply to the Renewal Term, with no change.
- ☐ The security deposit increases by [\$ amount] to a total of [\$ amount], payable by [date], subject to any limit set by state or local law.

5. Occupants

The following people may live in the Property during the Renewal Term: [names of all occupants]. Any person added as a Tenant signs this Renewal and is bound by the Lease from the start of the Renewal Term.

Tenant being removed from the Lease, if any: [name, or "none"]. ☐ Landlord agrees to release this person from obligations arising after [date].

6. Other Changes

The following terms of the Lease change starting on [date]:

1. [describe change, e.g. "Tenant may keep one cat. Tenant pays a pet deposit of \$ amount."]
2. [describe change, e.g. "Tenant pays the water and sewer bill directly to the utility."]
3. [describe change, or write "none"]

7. Everything Else Stays the Same

Except as changed by this Renewal, all terms of the Lease continue in full effect during the Renewal Term. If this Renewal and the Lease conflict, this Renewal controls.

8. Condition and Repairs

Tenant and Landlord note these repairs or maintenance items to be handled before or early in the Renewal Term: [list, or "none"]. Landlord will make repairs within a reasonable time and as required by law.

9. Lead-Based Paint Disclosure

☐ The Property was built in 1978 or later.
☐ The Property was built before 1978. Tenant received the lead-based paint disclosure and the EPA pamphlet "Protect Your Family From Lead in Your Home" with the original Lease. ☐ No new information about lead-based paint or hazards has come to Landlord's attention since then. ☐ New information is attached: [describe, e.g. inspection report dated (date)].

10. General Terms

Entire agreement. The Lease, as changed by this Renewal and any earlier written amendments, is the entire agreement between the parties about the Property.

Amendments. Any further change must be in writing and signed by both parties.

Governing law. This Renewal is governed by the laws of the State of [State].

Severability. If any part of this Renewal is found invalid, the rest stays in effect.

Counterparts and electronic signatures. The parties agree this agreement may be signed electronically and in counterparts, and an electronic signature has the same effect as a handwritten one.

Signatures

Landlord

Signature: _____

Name: [full name]

Date: [date]

Tenant

Signature: _____

Name: [full name]

Date: [date]

If more than one tenant is on the Lease, copy the Tenant block so every tenant signs.