

LEASE RENEWAL AGREEMENT

1. 1. Parties and Original Lease

This Lease Renewal Agreement (the "Renewal") is made on [DATE] between [LANDLORD NAME], with a notice address at [LANDLORD ADDRESS] (the "Landlord"), and [TENANT NAME(S)], currently residing at [RENTAL PROPERTY ADDRESS] (the "Tenant"). The parties entered into a lease dated [ORIGINAL LEASE DATE] for the property at [RENTAL PROPERTY ADDRESS] (the "Original Lease"), with a current term ending on [CURRENT EXPIRATION DATE]. The parties now agree to renew and extend the tenancy on the terms below. This Renewal amends the Original Lease and does not create a new tenancy or a new lease.

2. 2. Renewal Term

The tenancy is extended for a new term of [RENEWAL TERM LENGTH, e.g., 12 months], beginning on [RENEWAL START DATE] and ending on [RENEWAL END DATE] (the "Renewal Term"). If the Tenant remains in possession after the Renewal Term ends without signing a further renewal, the tenancy continues [ON A MONTH-TO-MONTH BASIS AT THE THEN-CURRENT RENT / AT A HOLDOVER RENT OF HOLDOVER AMOUNT], terminable by either party on [HOLDOVER NOTICE PERIOD, e.g., 30 days] written notice or the period required by the law of the State of [GOVERNING STATE], whichever is longer. Neither party is obligated to renew again at the end of the Renewal Term.

3. 3. Rent for the Renewal Term

Beginning on [RENEWAL START DATE], the monthly rent is [NEW MONTHLY RENT], an increase of [RENT INCREASE AMOUNT] from the prior rent of [PRIOR MONTHLY RENT]. Rent remains due on the [RENT DUE DAY, e.g., 1st] day of each month, payable to [PAYEE] by [PAYMENT METHOD], with a late fee of [LATE FEE] applied to rent received more than [GRACE PERIOD, e.g., 5] days after the due date. The Landlord confirms that any notice of a rent increase required by state or local law has been given, and the Tenant acknowledges receipt of that notice on [RENT NOTICE DATE]. No further rent increase will take effect during the Renewal Term except as required by law or as agreed in a further signed amendment.

4. 4. Security Deposit

The Landlord currently holds a security deposit of [CURRENT DEPOSIT AMOUNT] under the Original Lease. For the Renewal Term the required deposit is [NEW DEPOSIT AMOUNT], and the Tenant will pay the difference of [ADDITIONAL DEPOSIT DUE] on or before [ADDITIONAL DEPOSIT DUE DATE]. The deposit continues to be held under the same terms as the Original Lease and applicable state law, and this Renewal does not trigger a return or re-accounting of the existing deposit. Any deposit interest required by the law of the State of [GOVERNING STATE] continues to accrue as provided by that law.

5. 5. Changes to Lease Terms

The following terms of the Original Lease are modified effective on the Renewal Start Date: [LIST EACH CHANGE, e.g., utilities — the Tenant assumes the water and sewer account; parking — space number is reassigned; appliances — the Landlord will supply a washer and dryer; late fee — updated to comply with current state law]. Attached and incorporated into this Renewal are the following addenda: [LIST ATTACHED ADDENDA, e.g., pet addendum dated DATE, parking addendum, lead-based paint disclosure, mold addendum]. If any change conflicts with the Original Lease, this Renewal controls as to that item. No other term is changed, and no oral statement or course of dealing modifies the Original Lease or this Renewal.

6. 6. Occupants and Condition of the Premises

The authorized occupants for the Renewal Term are: [FULL LIST OF OCCUPANTS AND AGES], and no other person may occupy the property without the prior written consent of the Landlord. The Tenant confirms that it accepts the property in its current condition for the Renewal Term, that all appliances and systems are in working order except for the following items reported to the Landlord: [OUTSTANDING MAINTENANCE ITEMS], and that the Landlord will complete those items by [MAINTENANCE COMPLETION DATE]. The Tenant will continue to keep the property clean and in good condition and will report maintenance needs promptly at [MAINTENANCE CONTACT]. The obligation of the Tenant to return the property in good condition at the end of the tenancy applies to the entire period of occupancy, not only to the Renewal Term.

7. 7. Terms That Remain in Effect

Except as expressly modified by this Renewal, every term, covenant, and condition of the Original Lease and its addenda remains in full force and applies during the Renewal Term, including provisions on use and occupancy, subletting and assignment, pets, smoking, alterations, entry by the Landlord, insurance, maintenance, default and remedies, notices, and governing law. All disclosures previously delivered under the Original Lease, including any lead-based paint disclosure and pamphlet for housing built before 1978, remain in effect, and the parties acknowledge that no new disclosure is required except as listed in Section 5. Each party confirms that the other is not currently in default under the Original Lease and that there is no outstanding claim between them as of the date of this Renewal, other than: [OUTSTANDING ITEMS OR NONE].

8. 8. Non-Renewal, Early Termination, and Move-Out

If either party does not wish to continue the tenancy after the Renewal Term, that party will give written notice at least [NON-RENEWAL NOTICE PERIOD, e.g., 60 days] before the Renewal End Date, or the period required by applicable law if longer. The Tenant may terminate the Renewal Term early only as permitted by the Original Lease, by this Renewal, or by law, including any statutory right for active-duty military relocation, domestic violence, or an uninhabitable condition; if an early termination fee applies, it is [EARLY TERMINATION FEE]. On move-out, the Tenant will return all keys and access devices, provide a forwarding address, and leave the property clean and free of personal property, and the Landlord will handle the security deposit under the Original Lease and applicable state law. Failure to give the required non-renewal notice does not extend the tenancy but may result in a holdover tenancy as described in Section 2.

9. 9. Entire Agreement and General Provisions

This Renewal, together with the Original Lease and all addenda, is the entire agreement between the parties regarding the tenancy and supersedes any prior discussion of renewal terms, including any renewal offer letter or email. This Renewal may be amended only in a writing signed by both parties. If any provision is unenforceable, the remainder stays in effect. This Renewal is governed by the laws of the State of [GOVERNING STATE], with venue in [VENUE COUNTY AND STATE]. Each Tenant who signs remains jointly and severally liable for all obligations for the Renewal Term.

10. 10. Signatures

By signing below, each party agrees to renew the tenancy on these terms and confirms receipt of a copy of this Renewal. LANDLORD: Signature: _____. Printed Name: [LANDLORD SIGNER NAME]. Title: [TITLE, IF ANY]. Date: [DATE]. TENANT: Signature: _____. Printed Name: [TENANT NAME]. Date: [DATE]. TENANT (second, if any): Signature: _____. Printed Name: [SECOND TENANT NAME]. Date: [DATE]. Electronic signatures have the same effect as original

signatures.

11. Disclaimer

This template is provided for general informational purposes only and is not legal advice. Rent increase notice periods, rent stabilization and rent control rules, mandatory renewal offers in some cities, and non-renewal notice requirements vary by state and municipality, and a renewal that does not follow them may be unenforceable or may expose a landlord to penalties. Verify the rules for your jurisdiction and consult a licensed attorney before relying on this document. Use of this template does not create an attorney-client relationship with ScanContract.

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