

LEASE RENEWAL AGREEMENT

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This Lease Renewal Agreement (this "**Renewal**") is entered into as of [EFFECTIVE DATE] (the "**Effective Date**") by and between:

[LANDLORD LEGAL NAME], with a mailing address of [LANDLORD ADDRESS] ("**Landlord**"); and

[TENANT LEGAL NAME(S)], with a current address at the Premises described below ("**Tenant**").

Landlord and Tenant are each a "**Party**" and together the "**Parties**."

Recitals. The Parties entered into a residential lease agreement dated [ORIGINAL LEASE DATE] (the "**Original Lease**") for the premises located at [PREMISES ADDRESS, INCLUDING UNIT NUMBER] (the "**Premises**"). The current term of the Original Lease expires on [CURRENT EXPIRATION DATE]. The Parties wish to renew and extend the tenancy on the terms set out below. In consideration of the mutual promises in this Renewal, the Parties agree as follows.

1. Renewal and Renewal Term

1.1 Renewal of tenancy. Landlord and Tenant agree to renew and extend the Original Lease for a new fixed term (the "**Renewal Term**") beginning on [RENEWAL START DATE] and ending at 11:59 p.m. on [RENEWAL END DATE], unless sooner terminated as provided in the Original Lease or this Renewal.

1.2 Continuity of tenancy. This Renewal is a continuation of the tenancy created by the Original Lease and is not a new lease or a surrender of the Premises. Tenant's right to occupy the Premises is uninterrupted between the expiration of the current term and the start of the Renewal Term.

1.3 Incorporation of Original Lease. Except as expressly modified by this Renewal, all terms, covenants, and conditions of the Original Lease remain in full force and effect and apply to the Renewal Term as though restated in full. In the event of a conflict between this Renewal and the Original Lease, this Renewal controls.

1.4 Holdover. If Tenant remains in possession after the end of the Renewal Term without a further written renewal, the tenancy will convert to the holdover or month-to-month tenancy described in the Original Lease, or as otherwise required by the law of [STATE], and Landlord may pursue any remedy available under that law.

2. Rent During the Renewal Term

2.1 Monthly rent. Beginning on the first day of the Renewal Term, the monthly rent will be [\$RENEWAL RENT AMOUNT] per month (the "**Rent**"), payable in advance on the [DAY, e.g. 1st] day of each month.

2.2 Change from prior rent. The prior monthly rent was [\$PRIOR RENT AMOUNT]. The Rent stated in Section 2.1 reflects an [increase / decrease / no change] of [\$AMOUNT or PERCENTAGE] effective with the Renewal Term. Tenant acknowledges receiving any rent-change notice required by the law of [STATE] before signing this Renewal.

2.3 Place and method of payment. Tenant will pay Rent to Landlord at **[PAYMENT ADDRESS OR METHOD]** by **[acceptable payment methods]**. Rent is considered paid when actually received by Landlord or Landlord's agent.

2.4 Late fees and dishonored payments. Late charges, grace periods, and returned-payment fees continue to apply exactly as stated in the Original Lease, subject to any limits imposed by the law of **[STATE]**.

3. Security Deposit

3.1 Existing deposit carries forward. Landlord currently holds a security deposit of **[\$DEPOSIT AMOUNT]** under the Original Lease. That deposit continues to be held under the same terms during the Renewal Term and is not refunded or re-collected by reason of this Renewal.

3.2 Additional deposit. If the Rent has increased, Tenant **[will / will not]** pay an additional security deposit of **[\$ADDITIONAL DEPOSIT AMOUNT]** on or before **[DATE]**, subject to any maximum deposit limit set by the law of **[STATE]**.

3.3 Return of deposit. The handling, accounting, and return of the security deposit at the end of the tenancy remain governed by the Original Lease and by the deposit rules of **[STATE]**, including any required timelines and itemized statements of deductions.

4. Condition of the Premises

4.1 Acceptance. Tenant has been in possession of the Premises and accepts it in its current condition for the Renewal Term, subject to Landlord's ongoing repair and maintenance obligations under the Original Lease and applicable law.

4.2 Continuing maintenance obligations. Landlord remains responsible for maintaining the Premises in habitable condition as required by the law of **[STATE]**, and Tenant remains responsible for the upkeep, cleanliness, and care obligations stated in the Original Lease.

4.3 Reported issues. Tenant will promptly notify Landlord in writing of any condition requiring repair. Nothing in this Renewal waives any repair obligation that arose before the Effective Date.

5. Occupants and Use

5.1 Permitted occupants. The Premises will continue to be occupied only by the persons identified in the Original Lease and the following additional occupants, if any: **[LIST ADDITIONAL OCCUPANTS OR "NONE"]**. Any change in occupants requires Landlord's prior written consent as provided in the Original Lease.

5.2 Use. Tenant will use the Premises only as a private residence and for no other purpose, consistent with the Original Lease and applicable zoning and occupancy laws.

5.3 Pets and smoking. The pet, smoking, and similar policies in the Original Lease (and any addenda) continue unchanged during the Renewal Term unless amended in a writing signed by both Parties.

6. Other Modified Terms

6.1 Specific changes. In addition to the Rent, the Parties agree to the following changes to the Original Lease for the Renewal Term (write "NONE" if there are no other changes): **[LIST ANY OTHER CHANGED TERMS, e.g. parking, utilities, included services, or addenda]**.

6.2 Utilities and services. Responsibility for utilities and services remains as stated in the Original Lease except as modified in Section 6.1.

6.3 **Addenda.** The following addenda are attached and made part of this Renewal: [LIST ADDENDA OR "NONE"].

7. Representations and Acknowledgments

7.1 **Authority.** Each person signing this Renewal represents that they have the authority to do so and, for Tenant, that they are signing on behalf of all tenants in possession.

7.2 **No existing default.** As of the Effective Date, and to each Party's knowledge, the other Party is not in material default under the Original Lease, except as disclosed here: [DESCRIBE ANY KNOWN DEFAULTS OR "NONE"].

7.3 **Voluntary agreement.** Each Party acknowledges that it has read this Renewal, has had the opportunity to seek independent legal advice, and enters into it voluntarily.

8. General Provisions

8.1 **Governing law.** This Renewal is governed by the laws of the State of [STATE], without regard to its conflict-of-laws rules, and by the local landlord-tenant ordinances applicable to the Premises.

8.2 **Entire agreement.** This Renewal, together with the Original Lease and its addenda, is the entire agreement between the Parties on its subject and supersedes any prior discussions about renewal. It may be amended only by a writing signed by both Parties.

8.3 **Severability.** If any provision of this Renewal is held unenforceable, the rest remains in effect and the unenforceable provision will be modified to the least extent necessary to make it enforceable.

8.4 **Joint and several liability.** If more than one person signs as Tenant, each is jointly and severally liable for all Tenant obligations under the Original Lease and this Renewal.

8.5 **Notices.** Notices must be in writing and delivered to the addresses above (or as updated in writing) in the manner required by the Original Lease and the law of [STATE].

8.6 **Counterparts and electronic signature.** This Renewal may be signed in counterparts and by electronic signature, each of which is an original and all of which together form one agreement.

IN WITNESS WHEREOF, the Parties have executed this Lease Renewal Agreement as of the Effective Date.

LANDLORD	TENANT
Signature: _____	Signature: _____
Printed name: [NAME]	Printed name: [NAME]
Title (if any): [TITLE / N/A]	Title (if any): [N/A]
Date: _____	Date: _____
ADDITIONAL TENANT (if any)	

Signature: _____

Printed name: **[NAME]**

Date: _____

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