

LEASE RENEWAL AGREEMENT

RESIDENTIAL LEASE EXTENSION AND AMENDMENT

ORIGINAL LEASE DATE

EFFECTIVE DATE

This Agreement renews or extends the identified residential lease. Except as expressly changed here, the original lease and lawfully incorporated addenda remain in effect.

1 THE PARTIES

LANDLORD / OWNER

FULL LEGAL NAME / ENTITY

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

TENANT

FULL LEGAL NAME / ENTITY

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

2 ORIGINAL LEASE & PREMISES

PROPERTY ADDRESS / UNIT

ORIGINAL START DATE

CURRENT END DATE

3 RENEWAL TERM

The lease is extended for the selected period.

RENEWAL START DATE

RENEWAL END DATE

After the renewal term:

☐ Terminates

☐ Month to month

☐ Renews as stated below

FUTURE RENEWAL / NOTICE TERMS

4 RENT, DEPOSIT & FEES

NEW MONTHLY RENT (\$)

DUE DAY

DEPOSIT HELD (\$)

DEPOSIT CHANGE (\$)

CHANGED FEES / UTILITIES / CONCESSIONS

5 CHANGED TERMS

Only the terms listed below change; all other enforceable provisions continue.

AMENDMENTS TO ORIGINAL LEASE

6 UPDATED DISCLOSURES & ATTACHMENTS

The parties identify disclosures delivered, updated, or reacknowledged with this renewal. A checked item is not a representation that an unattached document is legally sufficient.

- ☐ Federal pre-1978 lead disclosure and EPA pamphlet
- ☐ Flood / flood-history disclosure
- ☐ Owner, manager, or statutory notice recipient information
- ☐ Security-deposit holding / interest notice
- ☐ Rent-control, just-cause, or Good Cause notice
- ☐ Radon, bedbug, smoking, pesticide, utility, or other required disclosure

ATTACHED DISCLOSURES / UPDATED INFORMATION

7 CONTINUING EFFECT

This Agreement and its attached addenda are the entire agreement. A change must be in a writing signed by the parties. If a provision is unenforceable, the remainder survives. Waiver of one breach is not a waiver of another. Notices must be written and delivered by a method allowed by governing law. Electronic signatures and counterparts are permitted to the extent allowed by law.

8 LEAD-BASED PAINT DISCLOSURE (complete for pre-1978 housing)

LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Construction date:

☐ Before 1978 ☐ 1978 or later ☐ Unknown

Landlord's knowledge of lead hazards:

☐ Known hazards disclosed below ☐ No known lead hazards

KNOWN LEAD-BASED PAINT / HAZARDS (LOCATION AND CONDITION)

Records and reports:

☐ Provided to Tenant ☐ No records or reports available

RECORDS / REPORTS PROVIDED

- ☐ Tenant acknowledges receipt of all listed information and records.
- ☐ Tenant acknowledges receipt of the EPA pamphlet Protect Your Family From Lead in Your Home.
- ☐ Agent, if any, has informed Landlord of the landlord's federal disclosure duties and is aware of the duty to ensure compliance.
- ☐ The parties certify that the information above is true and complete to the best of their knowledge.

LANDLORD SIGNATURE

PRINT NAME

DATE

TENANT SIGNATURE

PRINT NAME

DATE

9 ADDITIONAL TERMS

The parties may state additional agreed terms below. Any handwritten change should be initialed by all parties.

ADDITIONAL TERMS / SPECIAL PROVISIONS

By signing below, each party acknowledges that they have read and understood this Agreement and agree to be bound by all of its terms as of the Effective Date.

LANDLORD / OWNER SIGNATURE

PRINT NAME

DATE

TENANT SIGNATURE

PRINT NAME

DATE