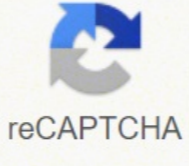




I'm not robot



I am not robot!

Printable lease renewal form pdf

Printable free lease renewal form pdf. How do you ask to renew a lease. How to write a lease renewal. Lease renewal example.

A standard residential lease agreement (or "rental agreement") is a written document between a landlord and tenant that formalizes an agreement to rent real property for a fee. The contract must include specific details such as the monthly rent and the responsibilities of each party. Types of Lease Agreements A lease is a legally binding agreement between the landlord and tenant. The agreement allows a tenant to use the property in exchange for a rent payment. Standard/Fixed Term - The most common lease agreement is a fixed term agreement, typically payment is due every month, and the lease term is generally one year or a fixed lease period. Month-to-Month - An agreement which typically lasts for 30 days and usually involves an automatic lease renewal. The lease will continue until a tenant or landlord provide a notice to end the tenancy. One Page (Simple) - A simple, one-page agreement between the landlord and tenant for a fixed term. Sublease- This agreement can be constructed in two ways: a tenant who wants to end their lease early, but the landlord denies the early termination and instead decides to rent to a subtenant until the expiration of the lease; or a tenant who wants to remain in the dwelling unit while renting a room to a subtenant. Roommate- This agreement is designed for tenants who live in the same dwelling unit and share common areas. This type of agreement can be constructed in two ways: among roommates; or among roommates and the landlord. Commercial - A lease that is used for commercial business property (e.g., retail, office space, or industrial use). Short-Term (Vacation) - A short term tenancy that typically lasts a few days. Land Lease - A lease which can be used to purchase home and land.

Addendum to Renew or Extend Lease Agreement

This addendum is between _____, (Herein known as Landlord/Agent)
and _____
(Herein known as Tenant(s) for the premises located at _____, Unit Number _____ in the city of _____, CA, Zip _____.

Original Lease Agreement: The Landlord and Tenant(s) entered into an original lease agreement for the premises described above which began on the _____ day of _____, 20____.

Lease Renewal: Both the Landlord and Tenant hereby agree to extend the Original Lease Agreement for a further period of _____ months. The renewed lease will begin on the _____ day of _____, 20____ and end on the _____ day of _____, 20____.

Terms and Conditions: By signing below, Landlord and Tenant(s) agree that all terms and conditions of the Original Lease Agreement shall remain in full effect during the new lease renewal period except for the following amendments:

(a) Tenant(s) agree to pay the Landlord \$_____ per month as rent due on or before the _____ day of each month.

(b) _____

(c) _____

(Attach additional sheets if needed)

Landlord/Agent: _____ Date: _____
Tenant: _____ Date: _____
Tenant: _____ Date: _____

Lease renewal example.

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LEASE RENEWAL

FROM: _____

DATE: _____
TO: _____
RE: APT. # _____

Your current lease expires on _____ I hereby offer to renew your lease at the annual rent of \$ _____ payable in advance in monthly installments of \$ _____ for the period of _____ to _____.

All other terms of the lease dated _____ will remain in full force and effect.

By signing below, you acknowledge that you are satisfied with the condition of the apartment and have no defenses or offsets to the lease.

Please indicate your acceptance by signing and returning a copy to the above address no later than _____. Otherwise you must vacate your apartment by _____.

Landlord

_____/ /
Tenant Dated

_____/ /
Tenant Dated

Lease renewal example.

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APARTMENT LEASE RENEWAL

THIS RENEWAL AGREEMENT dated _____ is a rider to and forms a part of the original lease (the "Lease") dated _____ between _____ ("Owner") and _____ ("Resident") for the apartment located at _____, known as _____.

(1) The Lease is hereby extended for the additional term of _____ month(s) / day(s) commencing _____ and ending at 10:00 AM _____ and the RENTAL RATE during this period shall be _____ Dollars (\$ _____) per month for this period.

All other covenants and conditions of the lease except as amended herein shall remain in full force and effect.

Resident	Date
Resident	Date
Resident	Date
Resident	Date

By _____ Agent for Great Eastern Management Resident Date

Standard/Fixed Term - The most common lease agreement is a fixed term agreement, typically payment is due every month, and the lease term is generally one year or a fixed lease period. Month-to-Month - An agreement which typically lasts for 30 days and usually involves an automatic lease renewal. The lease will continue until a tenant or landlord provide a notice to end the tenancy. One Page (Simple) - A simple, one-page agreement between the landlord and tenant for a fixed term. Sublease- This agreement can be constructed in two ways: a tenant who wants to end their lease early, but the landlord denies the early termination and instead decides to rent to a subtenant until the expiration of the lease; or a tenant who wants to remain in the dwelling unit while renting a room to a subtenant. Roommate- This agreement is designed for tenants who live in the same dwelling unit and share common areas. This type of agreement can be constructed in two ways: among roommates; or among roommates and the landlord. Commercial - A lease that is used for commercial business property (e.g., retail, office space, or industrial use). Short-Term (Vacation) - A short term tenancy that typically lasts a few days. Land Lease - A lease which can be used to purchase home and land. Rent to Own - An agreement where the tenant has the option of purchasing the dwelling unit. Typically, the lease includes both rent payments and additional payments for a down payment on the home. Lease Agreement Basics A lease outlines a plan of tenancy and defines the rights and responsibilities of both the landlord and tenant. What is the difference between a lease and a rental agreement? The biggest reason between a lease agreement and a rental agreement is the length of the contract. Rental Agreement - secures a tenancy for a short period of time, typically a month or a 30-day period. Month-to-month rental agreements typically renew each month unless the landlord or tenant provides a notice to terminate the tenancy. Landlords have the authority to revise the rental agreement and may choose to increase rent, change the terms of tenancy, or terminate the agreement on short notice. Lease Agreement - secures a tenancy for a longer period of time, generally a year. During that time, the landlord is unable to raise the rent or change the terms of the tenancy unless the lease agreement allows for modifications, or the tenant agrees to the changes in writing. Landlords in high vacancy areas often prefer leases due to the income stability and low turnover costs. Can a tenant rent without a lease agreement? Depending on the state, a written lease may be required to make disclosures or impose duties relating to tenancies. Oral lease agreements may satisfy some state or local laws but with no clear written agreement, a potential tenancy conflict may arise. It is important to note that without a written agreement, landlords run the risk of not being able to collect or use a security deposit for unpaid rent or property damage. Can you write your own lease agreement? You can write your own lease, but to increase landlord-tenant protection, use a lease agreement template or contact an attorney for legal advice. This way, landlords can ensure that the lease is legally compliant and protects your rights as a landlord.

COMMERCIAL LEASE

This is a legally binding contract. Seek competent advice prior to execution.

STATE OF ALABAMA COUNTY

The Commercial Lease (the "Lease") is made this _____ day of _____, 20____, between and among the following:

NAME OF LANDLORD: _____
whose address is: _____
(hereinafter called "Landlord"), and

NAME OF AGENT: _____
whose address is: _____
as agent for Landlord (hereinafter called "Agent"), and

NAME OF TENANT: _____
whose address is: _____
(hereinafter called "Tenant").

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. LEASE PREMISES

(a) Description: Landlord does hereby demise and let unto Tenant the following described premises located in the City of _____, State of Alabama, to wit:

DESCRIPTION OF THE LEASED PREMISES: _____

(b) The "Leased Premises" includes to all existing covenants, if any, and the regulatory fees and ordinances of the political subdivision in which the Leased Premises is situated.

(c) Use: The Leased Premises shall be used by Tenant as _____ and for no other use or purpose. Tenant shall not use or occupy the Leased Premises, or permit the Leased Premises to be used or occupied, in violation of any ordinance, law or regulation of any governmental body, or in any manner which would cause or increase the premises designated for insurance on the Leased Premises or the building in which it is located, if applicable.

2. TERM: The term of this Lease is to be _____ ("Commencement Date") and ending on the _____ day of _____, 20____, unless sooner terminated pursuant to the terms and conditions provided for herein.

Page 1 of 9

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Names of Tenants/Landlords - The agreement should state the names of the tenants, landlord, or any individual authorized to speak on behalf of or accept payments for the property. Some states require a landlord to disclose the contact information of anyone authorized to speak on behalf of or accept payments for the property to the tenant(s). Resident Contact Information - Knowing how to effectively communicate between a tenant and landlord can save a lot of hassle. Outline how both the tenant and landlord want to be contacted (e.g., text, phone, written notice, etc.). Limits on Occupation - Having this outlined in the agreement guarantees a landlord's right to determine who should be occupying the dwelling unit. If a person's name is not on the agreement, it could potentially be grounds for eviction. Type of Tenancy - The agreement should clearly state what type of tenancy arrangement a landlord will have with the tenant (e.g., month-to-month, fixed term, etc.). Include the start date, tenancy length and expiration date (if there is one). Payment of Rent - Details of how the rent should be paid (i.e., mailing a check, paying online, etc.), acceptable payment methods, the amount of rent owed, the date the rent is due (i.e., the first of every month) should all be explained in the agreement. If a landlord is charging a late fee or charging for a bounced check, this should be outlined in the lease or rental agreement. Deposits and Fees - To avoid any confusion or conflict, it is recommended to describe how the security deposit will be used (i.e., damages), the amount of the security deposit being collected, how the security deposit will be returned and depending on state laws, where the security deposit will be held and if any interest will be paid to the tenant. Any non-refundable fees should be clearly stated such as a pet deposit or cleaning fee. Repairs and Maintenance - The agreement should clearly layout the landlord and tenant's responsibilities to maintain the dwelling unit (i.e., keep the premises clean, changing the batteries in a smoke detector, maintaining the yard, etc.). This should also outline any restrictions imposed on tenant's making repairs to the dwelling unit. Landlord's Access to the Property - To avoid any discrepancies regarding a landlord's right to access the premises and to avoid any privacy issues, it must be clarified in the lease agreement of how much notice must be provided to the tenant. A landlord may access the property to make necessary repairs or in some states to show the unit to potential renters. Rules and Policies - Important rules, regulations, and policies (i.e., smoking restrictions, rent control ordinances, health/safety codes, prohibiting illegal activity, or permitting pets, etc.) should be outlined in the agreement. This helps limit a landlord's liability. Disclosures - Depending on the state, federal, state or local laws might require landlords to disclose information in the agreement. State Lease Agreement Laws After a lease agreement is signed by both parties, the landlord may be required by state law to provide a copy of the rental agreement upon request. Below are some examples of state requirements for providing copies to tenants. State Requirement California Within 15 Days of Execution Delaware Upon Execution Hawaii Provide a Copy Kansas Provide a Signed Copy New Mexico Prior to Move-In New York Within 30 Days of Signing Tennessee Provide a Copy for All Lease Terms 3 Years or Longer Utah Upon Execution Oregon Provide a Copy and All Amendments/Additions Washington Distribute an Executed Copy to Every Tenant Who Signs the Agreement Wisconsin At the Time of the Agreement Required Disclosures and Addendums Required disclosures and addendums vary by state. Disclosures may be made in the lease or rental agreement and addendums may be attached separately to the lease or rental agreement. Below are the most common required disclosures. Lead-Based Paint - It is a federal law that landlords provide notice of the potential risks of lead-based paint in homes built prior to 1978 with a specific disclosure form and pamphlet in addition to any known hazards in the building. Asbestos - Informs tenants if there is asbestos at the property so that a tenant can take certain precautions to minimize the chance of disturbing the asbestos fibers. This disclosure is required for properties build before 1981. Bed Bugs - For rental units with a history of infestation, it is recommended to provide information on the protocol for

handing a bed bug infestation. This will notify the tenant of their obligation to cooperate with bed bug prevention by promptly reporting any sign of infestation to the landlord. Landlord's Name & Address -Landlords or any individual responsible to manage the rental property must disclose their name and address so future legal notices and demands that are sent by the tenant can be properly delivered. Mold Disclosure - Informing the tenant of the current mold status of a property to protect against future liability of mold damages which might be caused by a tenant's negligence during the lease term.

Shared Utilities Arrangements - For rental units with shared utilities, it is recommended to disclose the specifics of how they are shared, and how each party's bill is calculated, so that tenants have a reasonable expectation of what they owe each month.

Move-in Checklist - An itemized list of damages to the property before the tenant moves in will clarify that the tenant is responsible for any serious damages that occur during the lease term. Refundable/Non-Refundable Fees- If nonrefundable fees are charged, such as a pet fees or other one-time expenses like access to amenities, they must be stated as "nonrefundable" in the lease. Otherwise, they may be subject to a refund upon termination of the lease. Smoking - It is recommended to state where smoking or medical marijuana use is and isn't allowed on the property so that expectations are clear. Late and Returned Check Fees - Landlords are recommended to disclose any late fees or returned (bounced) check fees that they intend to charge.

Some states limit how high these fees can be and should reflect the actual expenses incurred by the landlord because of a late payment. Illegal Clauses It is unlawful for a landlord to require a tenant to waive any of their rights or place discriminatory conditions in a lease or rental agreement.

Illegal provisions may result in the landlord being liable for damages. Here are a few examples of illegal provisions: Warranty of Habitability - Every state (except for Arkansas) has an implied warranty of habitability meaning that landlords have an obligation to keep the dwelling unit in a livable condition. Landlords are required to follow specific health and safety codes that provide minimum standards for rental units.

This right to a livable dwelling unit cannot be waived. Tenant Responsible for Maintenance and Repairs - Landlords need to pay for the property's maintenance and repairs; however, many leases and rental agreements are written to purposely confuse tenants when describing the landlord's responsibilities. This is to make tenants feel that the maintenance and repair responsibilities are theirs.

It is important to note that in certain circumstances, a tenant may be responsible for a repair if they negligently or deliberately destroy part of the premises.

Charging Penalties Instead of Fees - All late fees and nonrefundable fees must be outlined in the lease or rental agreement. Late fees cannot be seen as a penalty for paying rent late, instead, the fee should reflect a reasonable estimate of the amount that the late payment will cost the landlord. Security Deposit - Security deposit deductions are the most common cause of lease disagreements.

Tenants cannot be charged for damage they did not cause, costs the landlord did not incur, or normal wear and tear of the property. Many states regulate how a landlord can use a security deposit. How to Write Below is a step-by-step process on how to fill out a lease agreement. Section I. The Parties Date -Include the date when the agreement was written. Landlord's Contact Information -Include the landlord's name and current mailing address. Tenant's Names - State the tenant(s) full name(s). Section II. Location of the Premises Address - Include the property address that is being leased. Section III. Lease Term Lease Term - Define the terms of the lease by clearly stating when the lease term begins and ends. Termination Notice - Include the termination notice period. Section IV. Rent Monthly Rent Due - Include the price of rent that is due per month. When Rent is Due - Write the date rent is due, typically rent is due on the first of each month. Late Fees & Grace Periods- In most states, a late fee can be charged if rent is not paid on time. If there is a late fee, enter when rent is considered late and the fee for each day or occurrence rent is late. Returned Checks - Enter where or not there will be a fee for a bounced check with non-sufficient funds (NSF). If there is a fee, enter the amount per bounced check. Rent Increase -Include when the rent increase will become effective.

Section V. Security Deposit Security Deposit - If a security deposit will be collected at the beginning of the lease, the amount should be disclosed in the agreement. Generally, this is equal to one month's rent.

Each state's security deposit law indicates what a landlord can use the money for and the maximum amount that can be charged. Section VI. Use of Property Occupants - Name all tenants who are allowed to occupy the property so there are no discrepancies. This should include the tenant's immediate family (including children) who will reside in the dwelling unit. Section VII. Subletting Assignment - Check the appropriate box to allow or deny the tenant to sublet the dwelling unit. If a landlord is allowing the tenant to sublet, it is important to indicate the number of days the tenant must notify the landlord of the subtenant's contact information. Section VIII. Right of Entry Landlord Access - Landlords have a right to enter the dwelling unit during normal business hours by providing prior notice to tenants. Check with your state law to confirm if there is a required notice period. Section IX.

Non-Delivery of Possession Non-Delivery of Possession - If the landlord cannot deliver possession of the property to the tenant at the designated lease term start date, the landlord shall have a certain amount of time which must be outlined in the lease to give possession of the property. Always check with state and local laws to confirm if there is a required possession period. Section X.

Utilities Utilities - Indicate which utilities and services the landlord will provide to the tenants. Any utility or service not mentioned in the lease will be the responsibility of the tenant. Section XI. Pets Pets - Indicate if pets are allowed in the rental unit. If they are, outline any restrictions such as the type of pet allowed, the number of pets, weight restrictions. If the landlord is charging a non-refundable pet fee this should be clearly stated in the lease. Check with state laws to see if there is a limit on the amount a landlord can charge for a deposit. It is important to keep in mind that it is illegal to charge a pet deposit/fee for service or emotional support animals. Section XII. Default Default - This section touches on lease termination. If the lease will be terminated by the landlord for noncompliance enter how many days of notice shall be given. Next, if the lease will be terminated by the landlord for nonpayment of rent enter how many days of notice shall be given. It is important to check with state laws regarding notice periods. Section XIII. Notice Notice - To create a line of communication for important notices or demands between tenant and landlord, it is recommended that a landlord provides their mailing address in the lease. Section XIV. Parking Parking - The lease should inform the tenant if parking is included or not. If it is included, indicate how many parking space(s) are available to the tenant, the cost, and a description of the parking space(s). Section XV. Early Termination Early Termination - Gives the tenant to break the lease early or not. The lease must indicate the notice period for breaking the lease and the termination fee. It is important to check with state laws regarding early termination fees.

Section XVI. Smoking Smoking Policy - Indicate if smoking is allowed or not allowed on the property. If there is a smoking policy, name the designated area(s) where a tenant can smoke. Section XVII.

Signatures Signatures - The landlord and each tenant (who is an adult) should sign and date the agreement. A copy should be distributed to each tenant as well. It's important to follow state law on distributing lease copies. Lease Forms come in two types based on duration: fixed-term and month-to-month leases. If you're not sure which is yours, it's most probably fixed-term, since these are the most common types. Also, an end date on the contract is a dead giveaway.Fixed-term contracts legally allow the lessee (the tenant or contractor) to pay for and use the property for the duration of the lease time. If you want to extend the duration of this period before the term expires, you will need a lease renewal form.To help you in this regard, here are some useful samples of lease renewal forms you can download for free.Lease Renewal Agreement Formnationalparalegal.eduDetailsFile FormatSize: 43 KBDownloadLease Renewal Inspection Formmypage.siu.eduDetailsFile FormatSize: 51 KBDownloadLease Renewal Form in PDFsa.gov.auDetailsFile FormatSize: 174 KBDownloadResidential Lease Renewal Formfl-landlord.comDetailsFile FormatSize: 320 KBDownloadFree Lease Renewal Formnyschr.orgDetailsFile FormatSize: 21 KBDownloadFixed-Term vs. Month-to-Month LeasesFixed-term leases are the most popular types in the rental business for some obvious reasons.Pros of Fixed-Term LeasesFor tenants. It is stable. As long as you pay the rent on time, you cannot be evicted unless you break the contract agreements.For landlords. It is cost-effective and gives financial security, since this arrangement brings in a steady flow of rent.Cons of Fixed-Term LeasesFor tenants. Breaking the lease contract early on in the term still obligates you to pay for the whole duration whether you make use of the property or not.For landlords.You cannot evict a tenant without major, valid grounds for doing so. You're stuck with them.To eliminate the need for renewal forms in the first place, you might be interested in drafting Month to Month Lease Forms instead. This kind of agreement renews (or "rolls over") every 30 days, so there is no need for a renewal form.Pros of Month-to-Month LeasesFor tenants. This allows you a certain amount of flexibility to stay for an indefinite amount of time or move on without extra payment or much notice.For landlords.This kind of lease can be easily converted to a long-term, fixed lease.Cons of Month-to-Month LeasesFor tenants. It's unstable since it also gives your landlord the flexibility to abruptly terminate your contract should they have another, more urgent need for the unit.

Also usually more expensive, for the following reason:For landlords. More expensive, as it requires you to re-advertise and prepare the apartment for a new tenant every time a short-term tenant leaves. A one-way solution is to charge tenants higher fees for short-term leases.Rental Property Lease Renewal Form Examplefree-legal-document.comDetailsFile FormatSize: 5 KBDownloadLandlord Tenant Lease Renewal Formaoausa.comDetailsFile FormatSize: 72 KBDownloadMonth to Month Lease Renewal Formfl-landlord.comDetailsFile FormatSize: 479 KBDownloadFacility Rental Application Renewal Formbrampton.caDetailsFile FormatSize: 384 KBDownloadIf you have a fixed-term lease you want to change to a month-to-month contract, you can download and insert the Month to month lease renewal form (provided in the list above) as an addendum to the original contract.Additional ResourcesOther free forms we provide for lease contracts involve terminating leases. To start with, check out these Lease Termination Forms.