ALABAMA

Fill out online

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

1. Renewal and monthly charges

Renewal begins	Renewal ends (inclusive)
Current monthly rent (USD)	Renewed monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Existing recurring fees / utilities	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Existing lawful recurring charges listed above continue; no new charge is created. Deposit accounting, interest and return obligations remain governed by applicable law.

2. Existing lease and parties

Street address / unit	
City / town	County
ZIP code	Contact phone
Original lease signed	Current term ends
Landlord legal name	
Signing agent, if any	
Landlord notice address	

Print pages 1-3 for the agreement and any included disclosures. Guide: 4.

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Contact email

3. Agreement

The landlord and all tenants identified in this agreement mutually extend the existing written lease identified above for the same premises. The renewed term begins and ends on the dates stated above. The renewed monthly rent applies from the renewal start date, subject to applicable law.

Except for the renewed term and monthly rent expressly stated here, the lawful provisions of the existing lease and its existing addenda continue unchanged, including payment method, rent due day, utilities, maintenance and occupancy provisions. The existing lease must be kept with this agreement.

This agreement does not add an automatic-renewal provision, change any party, extend a guaranty, impose a new fee, waive a claim, or waive any nonwaivable right. An unlawful term in the existing lease is not validated by this renewal. If a provision conflicts with mandatory law, that law controls.

The stated end date is not a notice to vacate or a waiver of renewal, notice, just-cause, rent-limit, habitability, security-deposit, anti-retaliation or other protections. Any later termination, holdover or further renewal is governed by applicable law and the lawful terms of the lease.

All parties should receive a complete signed copy together with the original lease and required disclosures. Signing this document does not establish that a separate notice has been delivered or that a proposed rent increase is lawful.

4. Documents kept with this renewal

Keep this agreement with the original lease and all existing addenda. Provide each party with the complete signed packet and every applicable state, local and federal disclosure. Required notices must be delivered separately on time; signing this renewal does not cure a missing notice or authorize an unlawful increase.

Additional documents

Before signing

Agree on the renewed term and rent in writing. Preserve tenant remedies and deposit protections; do not carry forward a prohibited waiver or landlord indemnity clause.

For the same home and parties, with a renewed term of up to one year. Complete all applicable fields, keep the original lease, and attach required disclosures. Prescribed regulated-housing forms are outside this template.

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5. Signatures

By signing, each person agrees to the renewal above and confirms receiving and reviewing the existing lease and listed documents. An agent signs only with authority for the landlord. No guarantor obligation is extended by this agreement.

Use one row per signer. Leave unused tenant rows blank.

Landlord or authorized agent

Full legal name	Signature	Date signed

Tenants

Full legal name	Mobile (optional)	Signature	Date signed

Renewal and notice

Check the current end date and notice clause

Specify when the new term starts and ends. For an existing periodic tenancy, Ala. Code § 35-9A-441 generally requires at least seven days' written notice before termination for week-to-week rentals and at least 30 days before the periodic rental date stated in a month-to-month termination notice. Do not use the renewal as notice to terminate.

Official source

Deposit cap and accounting

Carry forward the deposit

Section 35-9A-201 generally caps security at one month's periodic rent, with listed exceptions for pets, changes to the premises, or increased liability risks. Record the amount already held before agreeing to any adjustment.

Official source

At move-out

Track termination and delivery of possession, obtain a forwarding address in writing, and send the refund or itemized accounting within the statutory 60-day period. If no valid forwarding address is supplied, follow the statutory fallback mailing rule. Late mailing can result in liability for double the original deposit.

Official source

Complete and save the renewal

Keep changes and notices clear

Confirm the correct address for notices. Record which utilities or services are changing and the effective date. Keep any repair commitments separate and dated. Give all signers the same renewal and copies of any attachments.