ARIZONA

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: 4-7.

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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

The parties may agree on rent and the duration of the lease. This extension starts after the current term; it does not raise rent during that term. A monthly continuation and a fixed-term renewal are different arrangements.

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

Choose the renewal arrangement

Check which law applies

This guide addresses dwelling-unit rentals covered by the Arizona Residential Landlord and Tenant Act. Section 33-1304 gives this chapter priority over conflicting general landlord-tenant provisions. Section 33-1308 excludes certain arrangements, including transient lodging, specified employment-linked housing and public housing. Check the housing type before using a residential renewal. Subsidized housing may require additional program review.

A.R.S. 33-1304 | Official statute

A.R.S. 33-1308 | Official statute

Read the existing lease before selecting dates

Section 33-1314(A) permits lawful agreement terms governing rent and duration. Read the existing expiration date, renewal option, notice clause and amendments together. Practical example: for a lease ending December 31, a continuous renewal would ordinarily start January 1. Record an exact ending date for a new fixed term. Identify the original lease by date and property address so the renewal connects to the correct document.

A.R.S. 33-1314 | Official statute

Fixed term, monthly tenancy and staying after expiration

Section 33-1314(D) supplies a month-to-month tenancy when an agreement has no definite term, except its weekly-paying roomer category. Section 33-1375(C) addresses possession after expiration and points to that rule when the landlord consents in writing to continued occupancy. Inspect any existing renewal clause and document consent. An occupant remaining without consent presents a different legal situation requiring review before accepting a renewal arrangement.

A.R.S. 33-1314 | Official statute

A.R.S. 33-1375 | Official statute

How to use this packet

Print pages 1-3 for the agreement and signature sheet. the remaining pages are landlord reading material. Enter the property, original agreement and new term carefully. Review every incorporated addendum. The examples in this guide illustrate practical recordkeeping. Obtain advice for disputed possession, special housing programs or uncertain contract terms.

Plan notices and changes carefully

Monthly termination has a specific timing rule

Section 33-1375(B) requires written notice at least 30 days before the periodic rental date specified in the notice to terminate a month-to-month tenancy. Tie the calculation to the actual rental cycle. A fixed-term renewal offer requires review of the existing lease and its deadlines. Keep a record of the intended rental date, delivery method and receipt date.

A.R.S. 33-1375 | Official statute

Plan notices and changes carefully

Mailing and receipt can change the calendar

Under section 33-1313(B), registered or certified mail is deemed received on actual receipt or five days after mailing, whichever comes first. The statute also describes hand delivery and where notices are received. For planning, record mailing and actual receipt separately. A notice mailed near a deadline needs a receipt calculation before selecting the effective date. Preserve the notice and delivery evidence.

A.R.S. 33-1313 | Official statute

Changing household rules during the tenancy

Section 33-1342 requires rules to serve the listed legitimate purposes, relate reasonably to those purposes, apply fairly and describe conduct clearly. A rule adopted after the agreement requires 30-day notice and must avoid a substantial modification of the rental agreement. A new parking restriction or loss of an agreed service can raise a substantial-change question. Review the existing bargain and obtain appropriate agreement before incorporating material changes into a renewal. Government-required amendments have their own provision in subsection C.

A.R.S. 33-1342 | Official statute

Write the new rent and effective date together

Use a single clear rent amount and the date it starts. Document any partial-month arrangement expressly. Section 33-1314(C) governs payment timing and default daily apportionment unless otherwise agreed. Compare the new rent entry with every attached schedule before signing. A renewal signature should reflect the terms both parties actually accepted.

A.R.S. 33-1314 | Official statute

Handle deposits and risk-sensitive terms

Carry forward the deposit ledger

Section 33-1321(A) limits demanded security, including prepaid rent, to one and one-half months of rent, with an exception for voluntary advance payment. Subsection B requires the purpose of nonrefundable charges in writing and treats undesignated deposits or fees as refundable. This agreement carries forward the existing deposit and expressly provides for no additional deposit or new fee. Record the amount already held. A proposed additional charge requires a separately reviewed agreement. For a $2,000 monthly rent, the statutory security ceiling is $3,000, subject to the statute's categories and exception. A ceiling alone does not create a contractual right to demand an increase.

A.R.S. 33-1321 | Official statute

Handle deposits and risk-sensitive terms

Renewal and eventual move-out accounting

Keep the original deposit records and condition evidence with the renewal. Section 33-1321(D) connects the itemized accounting deadline to termination, delivery of possession and the tenant's demand. It specifies 14 days excluding Saturdays, Sundays and legal holidays. A continuing occupancy renewal should be documented as a continuation, with a clear deposit balance for the eventual move-out accounting.

A.R.S. 33-1321 | Official statute

Review clauses that waive tenant rights

Section 33-1315 prohibits specified waivers of tenant remedies, landlord liability protections and penalties for seeking emergency assistance. Its attorney-fee provision has specific exceptions. Read inherited lease clauses as well as the renewal: repeating an unlawful term does not make it enforceable. The statute provides remedies for deliberate use of known prohibited terms.

A.R.S. 33-1315 | Official statute

Check the reason for a rent or renewal decision

Section 33-1381 addresses retaliation after specified complaints or tenant organizing. A complaint within six months can create a rebuttable presumption, with conditions and exceptions described in the statute. Preserve the actual business reasons and chronology. Recent repair complaints followed by a rent change or possession demand warrant careful review of the facts and statutory exceptions.

A.R.S. 33-1381 | Official statute

Finish signatures and keep a usable record

One signer per row

Write each participating tenant's full legal name, signature and signing date on that person's row. The owner or authorized agent has a separate row. Use the actual signing date. The agreement's effective date can be different. If a tenant is joining or leaving, document the change and any release expressly after reviewing the existing lease. A missing name in a renewal can leave responsibility unclear.

Complete the agreement and exchange copies

Section 33-1322(E) requires completed blank spaces and exchange of signed agreement copies within a reasonable time. Mark genuinely unused entries appropriately, review attachments, and give each party a complete executed copy. Keep the original lease, amendments, renewal, deposit ledger and delivery records together. Confirm the saved PDF contains all names, dates and signatures before sending it.

A.R.S. 33-1322 | Official statute

Finish signatures and keep a usable record

Keep management and notice contacts current

Section 33-1322 requires disclosure of management and owner or authorized notice-recipient information, keeping it current and furnishing it again on request. A change of manager is a practical reason to check the contact details when renewing. The same section also requires informing tenants in writing at or before commencement that the Act is available through the Arizona Department of Housing.

A.R.S. 33-1322 | Official statute

Access and maintenance continue during renewal

Section 33-1343 generally requires at least two days' notice and reasonable entry times, with emergency and impracticability exceptions. A tenant maintenance request can authorize entry for that request under the statute. Scheduling a renewal inspection should follow the applicable access rules. Keep the inspection purpose and any notice documented.

A.R.S. 33-1343 | Official statute

Source and scope note

Official Arizona Legislature links appear below each legal topic. Reviewed November 13, 2026. Check the current law and effective dates before relying on a rule. This educational guide accompanies the agreement and provides general information. Property-specific advice may be needed for disputed terms, possession or program requirements.