GEORGIA

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: 4-5.

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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

Follow the original lease's renewal option and notice requirements. A signed renewal, an automatic extension and a tenancy at will are different. Specify the new dates and rent and give each party a copy.

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 correct renewal path

Start with the existing lease

Find the end date, renewal option, automatic extension and notice clauses. If a tenant has an option, follow its deadline, recipient and delivery method. If the lease extends automatically, determine what term and rent it actually specifies before offering a different agreement. Sign this form only once the parties agree to the new rent and dates. Keep the original lease and its riders with the signed extension.

Official source

A fixed term is different from a tenancy at will

Georgia's tenancy-at-will termination rule generally gives the landlord a sixty-day notice period and the tenant thirty days under O.C.G.A. 44-7-7. This is not a universal deadline for every fixed-term renewal. Accepting rent after expiration may change the occupancy status. If the parties continued month to month, check the applicable notice before treating the next rent payment as acceptance of a higher amount.

Official source

Write dates and amounts the parties can apply

If the current lease ends August 31 and the parties agree to continue without a gap, use September 1 as the new start and state the inclusive end date. Enter the agreed monthly rent and identify existing recurring charges separately. This form extends the same lease for the same home and parties for up to one year. A new tenant, new guarantor or new fee calls for separate documentation.

Check deposits and property conditions

The Safe at Home Act applies to covered renewals

HB 404 applies to residential leases entered into or renewed on or after July 1, 2024. The Act limits the deposit a landlord may demand or receive to two months' rent. At $1,400 monthly rent, that ceiling is $2,800. The renewal form records the balance already held and does not request a top-up. If the existing balance appears above the applicable limit, resolve the balance separately before relying on this agreement.

Official source

Keep the deposit and inspection records together

Keep the original move-in record, balance ledger and any escrow or bond records. Georgia's deposit article includes rules for itemizing damage and returning the balance; some duties have exceptions for qualifying small owners who do not use an outside manager. Review O.C.G.A. 44-7-33 through 44-7-36 before applying an exception. Do not reclassify ordinary wear as damage or erase pre-existing conditions when the occupant stays.

Official source

Check deposits and property conditions

Signing does not close repair requests

O.C.G.A. 44-7-13 requires repairs and includes a fitness-for-habitation provision under the Safe at Home Act. List unresolved issues outside the renewal form with the date reported, expected repair and contact. Preserve repair correspondence and any inspection record. Neither a new rent amount nor a signed renewal is a substitute for action on an unsafe condition.

Official source

Sign, deliver and keep the record

Check assisted housing before changing rent

If the unit participates in Georgia DCA's voucher program, review the agency's rent-increase request process and the applicable housing assistance contract. The parties' signatures alone do not establish program approval. Keep program documents with the original lease and check the correct housing authority's rules before charging the new amount.

Official source

Keep possession procedures separate

If renewal falls through, identify the actual tenancy and applicable notice before proceeding. A renewal form does not authorize a lockout or interruption of utilities. The Safe at Home Act revised the nonpayment demand process under O.C.G.A. 44-7-50; do not use that process as a generic renewal deadline or assume it applies identically to every ground for possession.

Official source

Make one complete copy for every party

Each tenant uses a separate row for their full name, signature and actual date. The owner or authorized agent uses the separate owner row. Give each signer a copy with the original lease and the applicable disclosures or riders. Print agreement pages 1-3 and separately include any required attachments. This guide is general information; use the official sources for the rules that apply to your property.