HAWAII

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

Record the agreed renewed term and rent. Keep required owner and manager disclosures current and give the tenant the agreement. The notice rules for a periodic tenancy are not a substitute for a signed fixed-term extension.

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

Fixed terms and monthly notice

Identify the current tenancy first

Under HRS § 521-71, the usual month-to-month termination notice is at least 45 days in writing from the landlord and 28 days in writing from the tenant. Certain landlord demolition or conversion cases require longer notice. If the parties agree to renew, clearly identify the term rather than sending a termination notice.

Official source

Rent and deposit terms

Give any required rent notice separately

Under HRS § 521-21(d), a landlord raising rent on a month-to-month tenancy must give written notice 45 consecutive days before the increase. Record both the effective date and the new amount. Check the original agreement before changing any charge in a fixed term.

Official source

Document the existing deposit

The usual deposit cap is one month’s rent. A separately agreed pet deposit can apply in qualifying cases, but not for an assistance animal as a reasonable accommodation. At termination the accounting and balance generally are due within 14 days; keep receipts or qualified estimates for deductions.

Official source

Before signing

Avoid confusion over prepaid money

List prepaid rent separately from the deposit and record who is responsible for each payment. Preserve existing move-in notes and give every signer the same renewal and attachments.