INDIANA

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: 4-6.

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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

Review the original lease and its renewal and advance-notice provisions before modifying the agreement. Read all terms and record the extension in writing. This form records mutual consent; it is not a unilateral change notice. Required repair and habitability duties continue.

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

Plan the term and the notices

1. Confirm this is the right renewal document

This form extends an existing lease for the same property and parties for a term of up to one year. It changes only the stated term and rent; it does not add a deposit, new recurring fee, guarantor or automatic-renewal provision. Keep the original lease and lawful riders with it. A replacement tenant, different property, purchase option or substantial new obligation needs separately drafted documentation. Write actual start and end dates and compare them with the current lease to avoid an unexplained gap or overlap. This guide addresses ordinary residential rentals, not every housing program or specialized occupancy.

2. Read the notice clause before choosing the start date

IC 32-31-5-4 generally requires a landlord to give at least thirty days' written notice before modifying a rental agreement, unless the written rental agreement provides otherwise. Read that exception rather than treating thirty days as an automatic answer for every contract. Notice alone does not establish that a fixed-term lease permits a unilateral midterm change. For a renewal with new rent, identify the contractual renewal mechanism, deliver any required notice separately, and keep its delivery record. Signing this form does not prove that an earlier notice was properly delivered.

Official source

3. Separate a fixed term from periodic occupancy

IC 32-31-1-8 includes specified-term leases among situations in which statutory notice to quit is not required; contractual notice promises and other applicable protections still need review. A tenancy at will has a one-month written-notice rule under section 1, and section 4 addresses periodic tenancies of three months or less by reference to the interval between periods. Section 3 addresses year-to-year tenancies with at least three months before year-end. A one-year fixed contract is not automatically the same as a year-to-year periodic tenancy. If the tenant remains after expiry and rent is accepted, review the actual agreement and conduct before assuming the old end date resolves possession.

Official source

4. Preserve the required Indiana contacts

IC 32-31-3-18 calls for written names and addresses of an Indiana resident authorized to manage the unit and an accessible Indiana resident authorized to receive process, notices and demands for the owner. One person may fill both roles. At renewal, confirm that the information retained from the original agreement is still correct; attach an updated contact sheet where needed. A corporate trade name and a portal login alone may not supply the required people and addresses. The statute also applies to successor owners, landlords and managers.

Official source

Disclosures and deposit records

5. Flood-plain disclosure expressly reaches renewals

IC 32-31-1-21 applies to agreements entered into or renewed after June 30, 2009. If the structure's lowest floor, including a basement, is at or below the one-hundred-year flood elevation under the specified DNR or FEMA mapping sources, the agreement must clearly disclose that it is in a flood plain. Check the actual structure and map information; a tenant's familiarity with the home is not a substitute for the disclosure. If applicable, attach a clearly identified disclosure to the renewal and retain it with the signed agreement. Merely reading this guide does not insert the disclosure into the contract.

Official source

6. Check military-installation location requirements

IC 32-31-1-21.1 covers specified leases entered into or renewed after June 30, 2023. For affected property within a designated state area of interest near a military installation, the lease disclosure addresses the nearby installation, possible operational impacts and local restrictions intended to promote compatible use and development. Verify the actual designated area rather than assuming that every property in a city with a military facility is covered. Include the required disclosure in the lease documents when applicable; a generic guide paragraph or QR link is not a replacement for it.

Official source

7. Carry the existing deposit accurately

Compare the amount in the form with the deposit ledger before signing. This template collects no additional deposit and does not convert the balance into rent. IC 32-31-3-12 generally prohibits applying the deposit to rent unless otherwise agreed; section 13 specifically addresses a written agreement using it for the final payment period. A tenant staying under a renewal should not receive an unexplained second deposit charge. Keep records of any lawful prior adjustment, identify who holds the balance and retain the original condition record. A separate deposit change requires its own appropriate documentation.

Official source

8. Prepare now for eventual move-out accounting

At termination and delivery of possession, section 12 requires the notice and amount due within forty-five days, with the tenant supplying a mailing address in writing before liability attaches under that chapter. Sections 13 and 14 govern permitted uses and itemization, including estimated repair cost for each damaged item and refund of the remainder. Ordinary wear is not chargeable damage. Keep dated condition photos, invoices, the rent ledger and tenant-paid utility obligations. Do not label a routine renewal cleaning charge as damage without a lawful basis. The deposit is not automatically forfeited because the parties do not sign another renewal.

Official source

Maintain, sign and keep the packet

9. Keep repair duties separate from renewal negotiations

IC 32-31-8-5 requires safe, clean, habitable delivery, applicable health-and-housing-code compliance, reasonable efforts for common areas, and maintenance of specified supplied systems and appliances. Chapter 8 cannot be waived under section 4. Review unresolved repair requests before obtaining a signature; do not state that signing erases them. Section 6 provides a court remedy after notice and a reasonable opportunity to repair, subject to its conditions, and addresses damages, fees and other relief. It does not make every tenant-authorized repair automatically deductible from rent. Keep repair notices and responses with the lease history.

Official source

10. Arrange access and retain safety records

IC 32-31-5-6 requires reasonable oral or written notice and reasonable entry times, prohibits harassment, and provides emergency, court-order and abandonment exceptions. It does not specify a universal twenty-four-hour notice period. Arrange renewal inspections clearly and preserve the appointment record. Section 7 requires written acknowledgement of a working smoke detector when the unit is delivered and forbids waiver of the referenced detector requirements. Keep the original acknowledgement and current maintenance records; do not present an old acknowledgement as proof the detector still works today.

Official source

11. Handle a failed renewal without self-help

The access statute restricts lockouts and essential-service interference without judicial authority, with defined exceptions. Its abandonment test includes unpaid or unoffered rent plus circumstances showing surrendered possession; a contract cannot redefine that test. A tenant's silence about a renewal is not by itself proof of abandonment. Chapter 8.5 also regulates retaliatory conduct and contains express exceptions, including end-of-term nonrenewal and comparable-market rent increases. Read the whole provision and other applicable protections before acting; do not use a generalized retaliation slogan or a blank template as a decision about a disputed tenancy.

Official source

12. Final signing and scope check

Use one row per signer: full legal name, signature and actual date. Leave no uncertainty about which tenant signed which row. Provide each party the complete signed agreement, original lease and all applicable disclosures. Print pages 1-3 plus required riders; these guide pages can remain a reading copy. State preemption in IC 32-31-1-20 limits local regulation of rent and listed lease subjects, but does not make every health, housing or program requirement irrelevant. Check the actual property and any assisted-housing obligations. This is general guidance, not a property-specific legal determination. Official Indiana Code reviewed November 13, 2026.

Official source