KENTUCKY

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

The Uniform Residential Landlord and Tenant Act applies where locally adopted. Identify the city and county and check which rules govern the property. The parties should state the agreed rent and renewed term clearly.

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

Check the applicable lease rules

Confirm local adoption

KRS 383.500 authorizes local adoption of the Uniform Residential Landlord and Tenant Act in its entirety. Check the ordinance for the rental address before applying the Act. For addresses outside an adopting jurisdiction, consult the remaining provisions of Chapter 383 and the existing lease.

Official source

Set the extension dates

Read the expiration, automatic renewal, and notice clauses. Record the agreed rent and the exact beginning and ending dates. Keep the existing lease and any applicable riders with the signed extension.

Identify notices and deposit duties

Identify the type of tenancy

In adopting jurisdictions, KRS 383.695 generally specifies written notice at least seven days before weekly termination or thirty days before the specified monthly rental date. It has separate rules for certain tenancies following a written lease. Outside adopting jurisdictions, KRS 383.195 addresses termination of tenancies at will or by sufferance. Check the legal basis before selecting a notice.

Official source

Protect deposit records

Where KRS 383.580 applies, retain evidence of the designated deposit account, condition lists and signed inspection records. Consult that section for the procedures that depend on whether rent remains unpaid and whether the tenant contests deductions. Enter what is already held on this form.

Official source

Sign and deliver the complete packet

Check maintenance and disclosures

In places that adopted the Act, review KRS 383.585 for landlord and agent disclosures and KRS 383.595 for maintenance responsibilities. Record outstanding repairs separately and keep applicable lease riders with the extension.

Official source

Use a separate row for each tenant

Enter each signer's legal name and signing date. Provide the complete signed packet to every party. Print pages 1-3 for the agreement and include applicable attachments.