MAINE

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

Check written notice before increasing rent or mandatory recurring fees: generally 45 days, and 75 days for a rent increase of 10% or more, subject to statutory exceptions. Local rent rules and required disclosures may add obligations.

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

Calendar the revised rent

Give the required written notice

Section 6015 generally requires 45 days before an increase in rent or mandatory recurring fees. A rent increase of at least 10 percent, or an increase that brings the cumulative increase to at least 10 percent within 12 months, generally requires 75 days. Review statutory exceptions and municipal rules for the address.

Official source

Identify costs before signing

Check whether section 6030-J requires a signed total-price disclosure. It addresses rent, recurring fees, utilities and other tenant costs and provides an exception when the tenant owes neither mandatory nor optional recurring fees. Give each party a copy when required.

Official source

Keep the deposit ledger

Check the applicable maximum

Section 6032 generally limits the deposit to two months' rent. Check whether the deposit chapter covers the dwelling. Enter the balance already held.

Official source

Calendar move-out accounting

For a written agreement, section 6033 generally uses the agreement's deadline up to 30 days. For a tenancy at will, the usual limit is 21 days after the later of termination or surrender and acceptance. Retain condition records and provide the written deduction statement and balance as required.

Official source

Complete the agreement

Sign and deliver a copy

Enter the agreed new dates and rent. Each tenant signs and dates a separate row. Retain the original lease and any applicable disclosures with the signed extension. Print agreement pages 1-3 plus applicable riders.