MASSACHUSETTS

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 mutually agreed changes in writing. Preserve security-deposit and prepaid-rent rights, including applicable annual interest and accounting. Do not treat a fixed-term renewal as a tenancy-at-will rent-change notice.

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 |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## Set the term and notice

### Review the fixed-term agreement

Check the expiration date, any option or automatic continuation, and contractual delivery requirements. Document the agreed extension and the date any new rent begins.

### Distinguish a tenancy at will

General Laws chapter 186 section 12 generally requires written notice of three months, or for payment intervals under three months, at least the payment interval or 30 days, whichever is longer. The notice can include an offer for a new tenancy. Check the applicable procedure before changing terms.

Official source

## Keep a separate deposit ledger

### Record the existing deposit

Chapter 186 section 15B limits the security deposit to one month's rent and provides for a separate account, receipts, and interest. Track last month's prepaid rent separately and keep the original statement of condition. This agreement imposes no additional deposit.

Official source

### Prepare the eventual accounting

Section 15B generally requires the deposit balance within 30 days after the applicable end date. If deducting for damage, follow the sworn itemization and supporting documentation requirements and exclude reasonable wear.

Official source

## Sign and share copies

### Keep applicable notices

Retain the original conditions, lead disclosures and program documents where applicable. Consult the state guide before adding fees or changing payment terms.

Official source

### Use one row per tenant

Have each tenant sign and date a separate row. Print pages 1-3 and include applicable attachments when distributing the signed packet.