MICHIGAN

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.

NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

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

For the same home and parties, for up to one year. Keep the original lease and required disclosures. 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

Renew the agreement clearly

1. Keep the scope narrow

Use these three agreement pages for the same home and parties, with an extension of up to one year and the rent stated in the form. Keep the existing lease and lawful addenda. This template does not add a tenant, renew a guaranty, create a new fee or collect another deposit. If the parties want other changes, use an appropriate separate amendment. Write matching dates and amounts on every copy; a signed renewal should not leave the old and new rent competing for the same period. This guide is general information, not a property-specific legal determination.

2. Preserve the Truth in Renting notice

MCL 554.634 requires the lessor's notice name and address and a prominent statutory notice in at least twelve-point type or the specified printed-letter size. The agreement section of this packet retains the Michigan notice at twelve points. Complete the landlord notice-address field and keep the notice legible when printing. Do not reduce the packet to fit multiple pages on one sheet if that shrinks the required notice below the statutory size. The notice directs parties to seek help with interpretation; it does not certify that every clause in an older lease is lawful.

Official source

3. Written consent and limited adjustment clauses

MCL 554.633 restricts provisions allowing unilateral changes after commencement. Its exceptions concern specified law changes, health/safety or peaceful-enjoyment rules, and listed operating-cost adjustments, where the agreement authorizes them and at least thirty days' written notice is given. This is not blanket permission to change any term after sending a thirty-day letter. Use the renewal to document agreed rent and dates, and separately assess any required advance notice. Review the original lease for unlawful waivers of deposit or habitability remedies, jury/procedural rights, excessive contractual attorney-fee liability and other prohibited provisions. The current section also restricts charging an extra fee on every permitted rent-payment method. Confirm a compliant payment arrangement instead of carrying an obsolete portal-only fee clause forward.

Official source

4. Distinguish termination from renewal

MCL 554.134 generally uses one month's notice for an estate at will or by sufferance, with a rule tied to payment intervals shorter than three months. The section also says a termination notice is not invalid merely because its date is not the first or last day of a rental period. Year-to-year tenancies have a separate rule; that is not automatically the rule for every fixed one-year lease. Read the fixed-term, holdover and automatic-renewal provisions before deciding what happens if no new agreement is signed. Breach and nonpayment cases require separate analysis; this renewal is not an eviction notice.

Official source

Keep the deposit record complete

5. Check the balance against the legal limit

MCL 554.602 limits the security deposit to one and one-half months' rent. For example, at $1,200 monthly rent the stated cap is $1,800. Compare the amount already held with the governing rule and the actual agreement; a higher renewal rent is not a request for another deposit under this template. Do not collect a new amount simply because a new document is signed. Keep a ledger showing the existing balance, any lawful prior adjustments and the holder of the funds. If a different deposit arrangement is intended, obtain separately reviewed documentation rather than handwriting a conflicting charge into the recurring-fee field.

Official source

6. Retain the separate deposit notice

MCL 554.603 requires specified written information within fourteen days after possession: the landlord's communication address, financial-institution or surety details and the tenant's forwarding-address duty. Its prescribed statement has special boldface and size requirements. Verify that the original notice was supplied and keep a copy; do not assume the generic renewal address field supplies all of it. Failure to give that information affects the tenant's forwarding-address obligation. This reading guide is not the statutory deposit notice and does not retroactively cure a missed delivery requirement.

Official source

7. Do not erase the original condition history

MCL 554.608 requires commencement and termination inventory checklists where a deposit is required, including two blank copies at commencement and a tenant return period generally within seven days of possession unless a shorter period is agreed. A renewal inspection should supplement, not silently replace, the original record. Keep dated photographs, repaired-item notes and both parties' correspondence. Pre-existing damage should remain identifiable. The statute also prescribes notice on the checklist and a right to request the last termination inventory; the signature on this renewal is not a substitute for those records.

Official source

8. Calendar the eventual move-out sequence

MCL 554.609 requires mailing an itemized damage notice within thirty days after occupancy ends, including repair estimates, assessment bases and the prescribed seven-day-response warning. The current statute permits an electronic refund alternative with its own ten-day deadline after mailing; otherwise the required refund accompanies the notice by check or money order. Keep proof of both the notice and payment. Do not turn a renewal into an occasion to bill ordinary occupancy as new damage or erase unresolved deductions. At actual move-out, use the current statutory procedure rather than an old unreviewed form.

Official source

Resolve issues and finish signing

9. A disputed deposit needs follow-through

MCL 554.612 requires the tenant's detailed agreement or disagreement by ordinary mail within seven days after receiving a proper damage list; the mailing date counts. Under MCL 554.613, the landlord's forty-five-day court-action framework and specified exceptions govern retaining disputed damages. A timely itemized list alone is not always enough. Exceptions address missing forwarding addresses, no required response, written settlement and certain unpaid-rent claims. Failure to comply fully can waive damage claims and lead to liability for twice the retained deposit. Preserve dates, envelopes, address notices and any signed settlement; get advice promptly if a dispute arises.

Official source

10. Renewal does not establish a defect-free home

MCL 554.139 addresses fitness for intended use, reasonable repair and applicable health-and-safety laws, with qualifications concerning tenant-caused conditions and modifications for current terms of at least one year. Do not read that modification provision as a universal permission to waive housing-code duties or remedies. This template preserves applicable protections and does not negotiate a transfer of repair duties. Review outstanding work orders, document planned repairs separately and give the tenant a clear contact. An inspection opportunity or a renewal signature does not itself defeat the statutory covenants.

Official source

11. Handle possession through lawful procedures

MCL 600.2918 addresses unlawful interference such as lock changes without keys, taking possessions and interruption of essential services. It contains specific exceptions for court orders, necessary lawful temporary repairs and defined abandonment or other situations. A missed renewal response is not sufficient by itself to establish abandonment. If the lease ends without agreement, distinguish any required notice, continued possession and the court process. Do not use a utility interruption or pressure tactic to obtain a renewal signature.

Official source

12. Assemble the complete signed packet

Each tenant uses a separate row for full legal name, signature and actual date; the owner or authorized agent signs the owner row. Keep unused rows clearly unused, and give all parties identical copies with the original lease and referenced documents. Print agreement pages 1-3 plus applicable riders; the guide can remain a reference copy. Verify local inspection/licensing and housing-program requirements for the property's actual address. A general state template does not determine every local or subsidized-housing obligation. Reopen the official sources before use, especially for a different effective date or unusual tenancy. Sources reviewed November 13, 2026.