MINNESOTA

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.

MINNESOTA

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

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

A qualifying automatic-renewal clause requires a reminder 15 to 30 days before the tenant's notice deadline. This mutual agreement does not itself send that reminder or create a new automatic renewal. Give tenants a signed copy and preserve required disclosures.

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.

MINNESOTA

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

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 renewal timing

Review the six-month rule

Under section 504B.144, a landlord may not require renewal sooner than six months before expiration when the current term exceeds ten months. Check the original expiration date before setting a response deadline.

Official source

Compare the notice periods

Section 504B.147 applies when the lease sets unequal notice periods. The landlord's notice of nonrenewal or increase cannot be shorter than the contractual tenant notice period, and the tenant may choose the applicable lease period allowed by the statute.

Official source

Keep the deposit records

Track interest and eventual return

Section 504B.178 generally provides one percent simple annual interest, excluding interest below one dollar. The ordinary return or written accounting deadline is three weeks after termination, subject to receipt of mailing or delivery instructions and the special condemnation rule. Keep inspection notices, condition records and deduction evidence.

Official source

Prepare the signed agreement

Retain applicable riders and notices

Keep the original lease, signed extension and applicable local or assisted-housing documents. Use one signature row per tenant and distribute the complete packet. Print pages 1-3 with any required attachments.