Under NRS 205.0813 and 205.0817, there are rebuttable presumptions that the tenant does not have lawful occupancy unless this agreement is notarized or signed by an authorized landlord agent holding a Nevada property-management permit at signing, AND includes the current address and telephone number of the landlord or authorized representative.

This agreement is valid and enforceable against landlord and tenant regardless of whether it is notarized or signed by such a permitted agent, and regardless of whether it includes that address and telephone number.

NEVADA

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 total monthly rent (USD)	Renewed total monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Mandatory charges included in total	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Both rent figures include all mandatory periodic charges. Listed charges are included, not added again. No separate mandatory utility charge is authorized by this template. 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 1-4 for the agreement and any included disclosures. Guide: 5-8.

NEVADA

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

Enter the maximum total monthly rent, including all mandatory periodic charges. Keep the original lease and all required Nevada disclosures with this renewal. The first-page statutory disclosure is part of this agreement.

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.

NEVADA

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

Before using this renewal

Check that the original lease is complete

Use this packet for the same home and parties, with a renewed term of up to one year. It carries forward lawful terms of the original lease; it is not a standalone replacement for that lease. Collect the original signed agreement, addenda, condition inventory and required notices first. If those records are missing, do not treat a short renewal as a way to cure every missing provision. Review the complete agreement before asking anyone to sign.

Why Nevada has a disclosure page first

NRS 118A.200(4) requires a prominent first-page disclosure for certain single-family agreements not signed by an authorized agent holding a property-management permit. For this provision, 'single-family residence' includes structures with up to four units. This packet retains the disclosure as page 1 and keeps its text larger than the other text. Do not remove it when printing. The disclosure addresses rebuttable lawful-occupancy presumptions; it does not say every unnotarized lease is invalid.

Official source

Identify the people and the home

Enter the actual property address and unit, landlord's legal name, authorized agent if any, and current contact details. Check who has authority to sign, particularly after a sale or management change. A business name on a payment portal is not by itself proof of ownership or authority. If the parties change, document the substitution or release separately instead of simply overwriting a tenant's name in a renewal.

Read all incorporated documents together

NRS 118A.200 identifies required lease subjects, including occupants, pets/children, services, charges, deposits, utilities, inspection rights, a signed condition record and specified rights/information. This renewal depends on the original lease for provisions it does not restate. Review those documents as a set, including nuisance-reporting and protected-display information. A generic statement that old terms continue does not make an unlawful term enforceable or supply missing documents.

Official source

Total rent and a workable timeline

Use one maximum periodic rent figure

The current and renewed rent fields are total monthly figures, including mandatory periodic charges. In the charge-description field, identify charges already included rather than adding them again. Example: $1,800 base rent plus a mandatory $50 monthly charge produces a $1,850 total. Writing $1,800 as the total and demanding $1,850 later defeats the point of a clear total. Reconcile the total against the proposed payment schedule and the existing ledger before signing.

Official source

Total rent and a workable timeline

Utility exceptions require their own disclosures

NRS 118A.200(8) has limited utility exceptions with specific same-page statements and reference-symbol requirements. This simple packet does not implement a separate variable utility-billing exception. If the property needs one, use a properly prepared agreement with those disclosures instead of adding an unexplained 'utilities extra' note. The total shown here must not conceal mandatory charges. Separate charges paid directly to a utility require clear responsibility in the original lease.

Official source

Serve the rent-increase notice early

NRS 118A.300 requires written notice 60 days before the first increased payment, or 30 days for a periodic tenancy shorter than one month. A renewal signature does not replace timely service. Count backward from the first payment at the higher amount, not merely from the signing appointment. If notice is late, do not backdate it; resolve the effective date and interim terms. Some older official summaries still show superseded notice periods, so use the current statute.

Official source

Keep the offer, notice and acceptance distinct

Maintain separate records of the renewal offered, the legally required notice and its service, and the agreement actually signed. A tenant may ask questions or propose changes before accepting. Do not treat an unanswered email as a signed renewal. If a proposed date or amount changes, give everyone the same final version and recheck the notice timeline rather than mixing signatures from different drafts.

Money held and ongoing obligations

Carry forward the actual deposit

Record the deposit already held, supported by the ledger. NRS 118A.242 limits security, including the last month's rent and applicable bond value, to three months' periodic rent. Renewal alone is not a reason to collect the same deposit again, and this packet creates no new deposit charge. Keep initial condition evidence and later repair records together; renewing does not reset the property's condition to undamaged.

Official source

Prepare for the eventual move-out

At termination, NRS 118A.242 requires an itemized written accounting and remaining deposit within 30 days. Deductions must fit the permitted purposes, including unpaid rent, damage beyond normal wear and reasonable cleaning. Do not label the entire deposit nonrefundable; the statute has a limited reasonable cleaning-charge exception. Document what happened, the amount and supporting evidence rather than using automatic unexplained deductions.

Official source

Money held and ongoing obligations

Offer a compliant way to pay

NRS 118A.303 requires at least one payment method without a fee or compelled bank-account information, with the stated check exception. Online portal fees cannot exceed the operator's fee and must be separately identified in the agreement. Review the actual payment instructions before renewal. A mandatory paid portal is not solved merely by adding the portal charge to the total-rent field.

Official source

Do not change money terms through house rules

NRS 118A.320 sets conditions for enforceable house rules and restricts rules affecting rent, utilities or other charges. Keep proposed financial changes in an appropriate agreement, not a new community-rules sheet. Review any material rule change, its notice and its consistency with the existing lease. Apply rules fairly and preserve the tenant's statutory rights instead of using renewal to add a broad waiver.

Official source

Sign, deliver and preserve the record

One signature row for each person

Each tenant writes a full legal name, signs and dates the same row. The landlord or authorized agent uses the separate owner row. Leave unused tenant rows blank. Confirm signatures belong to the intended parties and keep the disclosure page with the agreement. Under NRS 118A.200, provide the tenant a copy of the written agreement without charge at execution; keep the complete signed packet, not just the signature page.

Official source

Nonrenewal is a different process

A renewal agreement is not an eviction notice. Reno Justice Court describes a no-cause process for tenants not bound by a lease, typically involving a 30-day first notice and a separate five-judicial-day notice. The court specifies who may serve those notices. Do not treat this outline as a substitute for the correct form and service. Check the court with jurisdiction; a Reno procedure page is not a claim that every court uses identical filing practices.

Official source

Do not force an unresolved outcome

If the tenant does not sign, resolve the lease's status and lawful next steps before changing locks, interrupting services or treating the home as vacant. A disagreement about renewal is not evidence that the tenant has abandoned possession. Seek case-specific help for contested nonrenewal, protected tenants or special housing programs. Keep communications factual and retain both parties' versions of disputed terms.

Sign, deliver and preserve the record

Printing and a final review

Print pages 1-4 for the complete agreement, including the prominent disclosure. the remaining pages are a reading guide. Attach the original lease and applicable addenda, check the total rent and dates, confirm notice records and give each party the same signed packet. The small online link and QR return to the Nevada tool. Sources reviewed November 13, 2026; verify later amendments before future use. This is educational guidance, not a determination that a particular property or lease complies with every requirement.