NEW HAMPSHIRE

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

Renewal and termination are different. New Hampshire changed fixed-term expiration rules effective July 1, 2026; do not rely on older descriptions of automatic expiration or good cause. This form makes no demand to leave and preserves applicable notice and possession requirements.

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

Review expiration and rent terms

Identify property coverage

RSA 540:1-a defines restricted and nonrestricted property. Determine which applies before using a termination or nonrenewal procedure. The existing lease and federal protections may also matter.

Official source

Check the July 2026 expiration rule

For restricted property, RSA 540:2 II(i) permits expiration as a ground for qualifying terms of at least 12 months, including qualifying shorter leases renewed for the required total period. It requires written nonrenewal notice at least 60 days before expiration and filing within six months after expiration, subject to the statute and applicable defenses.

Official source

Give separate rent notice if applicable

Under RSA 540:2 IV, refusal of a rent increase can constitute good cause under the specified provision when written notice of the amount and effective date was provided at least 30 days before the increase. Check the existing lease before proposing different amounts.

Official source

Record the deposit balance

Check coverage and the cap

Where RSA 540-A:6 applies, the ordinary cap is the greater of one month's rent or $100. Keep the receipt, trust account or qualifying bond records, and condition records. This extension records the deposit already held.

Official source

Calendar eventual return

RSA 540-A:7 generally requires the balance and any interest due within 30 days of termination. Document lawful deductions with a written itemization and evidence of repair costs, and distinguish damage from reasonable wear.

Official source

Sign and share copies

Complete the packet

Confirm both dates, the renewed rent, and retained riders. Each tenant signs a separate row. The owner or agent signs separately. Print pages 1-3 and give all parties the complete signed packet.