NEW JERSEY

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 1-5 for the agreement and any included disclosures. Guide: 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.

## 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

Many tenants are entitled to renewal absent a lawful Anti-Eviction Act ground. Check local rent control and the reasonableness of changes. Provide required flood disclosure before renewal; this tool includes the official blank form and requires a completed copy in the signed packet.

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

# FLOOD RISK NOTICE

This Notice is provided pursuant to N.J.S.A.46:8-50, and is applicable to the rental property located at:

[ full address (street, city, state, zip code)]

[municipality, county, block, and lot]

1. Is any or all of the rental property located wholly or partially in the Special Flood Hazard Area ("100-year/1% Annual Chance Flood Plain") according to FEMA's current flood insurance rate maps for the leased premises area?

Yes, effective map ___ Yes, preliminary map ____ No ___

2. Is any or all of the rental property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year/0.2% Annual Chance Flood Plain") according to FEMA's current flood insurance rate maps for the leased premises area?

Yes, effective map ____ Yes, preliminary map ____ No ___

3. Has the rental premises or any portion of the parking areas of the real property containing the rental premises subject to the lease ever experienced any flood damage, water seepage, or pooled water due to a natural flood event?

Yes _____ No _____ Unknown _____

If the answer is Yes, how many times has such an event occurred: _____

If the answer is Yes, describe each such event, including date of event:

Tenant: _____ Landlord: _____

Date: _____ Date: _____

**NOTE: Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New**

**Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020. To learn more about these impacts, including the flood risk to your property, visit flooddisclosure.nj.gov. To learn more about how to prepare for a flood emergency, visit nj.gov/njoem/plan-prepare/floods.**

**FLOOD INSURANCE: Flood insurance may be available to renters through FEMA's National Flood Insurance Program to cover your personal property and contents in the event of a flood. A standard renter's insurance policy does not typically cover flood damage. You are encouraged to examine your policy to determine whether you are covered.**

## Review coverage before renewal

### Check good cause and lease changes

For tenancies covered by the Anti-Eviction Act, review good-cause protections before refusing renewal. New Jersey DCA identifies exemptions that include certain owner-occupied small buildings and transient or seasonal occupancies. Follow applicable notice requirements if proposing revised terms, describe each change, and keep proof of delivery.

Official source

### Confirm local requirements

Check municipal rent controls, exemptions, and applicable notice rules for the specific rental address. Keep the existing lease and addenda with the agreed renewal.

Official source

## Account for the existing deposit

### Compare the balance with applicable limits

For rentals covered by the Security Deposit Law, the general maximum is one and one-half months of rent, and an additional annual increase is subject to a separate ten-percent limit based on the existing deposit. Check coverage and deposit notices before adjusting the balance. This form records the balance already held.

Official source

## Complete the packet

### Keep the state flood form

Use the included Flood Risk Notice where applicable. Review the current FEMA mapping and known flood history, complete the property-specific answers, and deliver the notice as required. Check the state page for current forms and other disclosures, including Truth in Renting.

Official source

### Sign and distribute

Each tenant signs and dates a separate row. Give all parties copies. Print pages 1-3 for the agreement and pages 4-5 for the Flood Risk Notice where applicable.