OHIO

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.

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

Rent and duration may be agreed only on terms consistent with landlord-tenant law. Keep required owner/agent information current and preserve statutory repair duties. This tool changes only the stated term and rent.

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

Choose the renewal deliberately

1. Identify what continues and what changes

Use this agreement to record an agreed extension of an existing residential lease, not to replace every original term. Identify the original lease, property, every tenant and the precise new start and end dates. This template changes only the stated rent and term, for the same home and parties and a renewed term of up to one year. Other changes require an appropriately drafted separate amendment; attach the original lease and retained riders. Before signing, read the original renewal, automatic-extension and notice clauses. Do not treat an unsigned offer as acceptance or assume that a tenant's continued occupancy proves agreement to every proposed change. This guide is general information for ordinary residential rentals; assisted housing and specialized tenancies need their own program and contract review.

Official source

2. Do not confuse periodic notice with a fixed-term renewal

Section 5321.17 sets a seven-day notice period for ending or not renewing a week-to-week tenancy and at least thirty days before the periodic rental date for a month-to-month tenancy. The monthly rule is tied to the rental date, not simply thirty days after sending a letter. For example, with rent due on the first, work backward from the intended first-of-month termination date and allow delivery time. These provisions do not create a universal thirty-day right to end every fixed-term lease. Review the existing fixed-term contract separately. Breach cases and the specific statutory misconduct exception follow different rules; this renewal agreement is not an eviction notice.

Official source

3. Update the owner and agent information

Written residential rental agreements must identify the owner and any owner's agent by name and address. For an entity, section 5321.18 specifies the business address and person-in-charge information. Compare the original lease with the current ownership and management records. Add a signed contact rider if the form does not have enough space, rather than using only an unexplained management trade name. Failure to supply the required information can waive certain tenant notice requirements under the repair and escrow statutes.

Official source

4. Review the reason for new rent or nonrenewal

Do not use a renewal price, service reduction or possession threat to punish protected complaints about conditions or tenant organizing. Section 5321.02 provides remedies and defenses, subject to section 5321.03, and allows increases reflecting improvements or operating-cost changes. Keep dated records explaining the business reason and use consistent criteria. A tenant complaint does not erase every contractual duty, but it makes careful review of the decision important. The renewal amount should be a clear agreed figure with an effective date; this form does not calculate a legally permitted increase.

Official source

Deposits, repairs and access

5. Carry forward the deposit with an actual ledger

Record the existing deposit accurately. This template collects no new deposit; a different deposit arrangement needs a separate, properly reviewed amendment and ledger entry. Under section 5321.16, the portion above the greater of $50 or one month's periodic rent earns five percent annual interest when possession lasts at least six months; interest is computed and paid annually. Example: with $1,000 monthly rent and a $1,500 deposit, the excess is $500 and a full year at that unchanged balance produces $25 interest. Recalculate when relevant balances change. At termination and delivery of possession, provide itemized deductions and the amount due within thirty days. Obtain the tenant's forwarding address in writing. Wrongful withholding can expose the landlord to additional damages and attorney fees; a missing forwarding address affects those additional remedies, not an automatic right to keep the deposit.

Official source

6. Renewal does not reset repair responsibilities

Inspect unresolved maintenance requests before asking for signatures. Section 5321.04 requires compliance with applicable health-and-safety codes, reasonable repairs and fit premises, safe common areas, and maintenance of supplied systems. Water, heat and waste-service obligations have statutory qualifications. List open work orders and realistic arrangements separately; do not state that signing confirms a defect-free home when it does not. A renewal's unchanged-terms clause is not a substitute for fixing known conditions.

Official source

7. Understand repair notices and court escrow

A qualifying written repair notice identifies the failure and goes to the person or place where rent is normally paid. Section 5321.07 generally allows specified remedies if the landlord fails to correct within a reasonable period based on severity, or thirty days, whichever is sooner, and the tenant is current on rent. Remedies include depositing rent with the court, requesting court orders, or terminating under the statute. This is not permission to tell tenants to withhold rent informally. The section has a three-or-fewer-unit exception requiring specified disclosure, and a student-tenant exception. Check applicability before describing an escrow right or exemption.

Official source

8. Schedule access instead of treating renewal as consent

Except in an emergency or where notice is impracticable, section 5321.04 calls for reasonable advance notice and entry at reasonable times; twenty-four hours is presumed reasonable absent contrary evidence. Arrange renewal inspections and repairs with this in mind. A blanket clause permitting entry at any time does not eliminate statutory limits. Keep the appointment and notice record with the property file.

Official source

Sign, deliver and retain the record

9. Remove prohibited carryover language

Read retained provisions before writing 'all other terms remain unchanged.' Section 5321.13 restricts waivers of Chapter 5321, confession-of-judgment language, residential agreements to pay either party's attorney fees, and clauses shifting or limiting the landlord's legal liability. It also prevents rent arrangements from escaping landlord duties. The statute permits a landlord to assume certain tenant duties, subject to its exception; it is not a general permission to transfer landlord obligations to the tenant. Statutory fee remedies are different from a prohibited contractual fee promise. Correct problematic language in an explicit signed amendment rather than assuming the new signature cures it.

Official source

10. Keep the signature table simple and complete

Each tenant signs only the row bearing that tenant's full legal name and records the actual signing date. The owner or authorized agent signs the separate owner row. Cross out unused tenant rows on the paper copy. A departing tenant, replacement tenant, guarantor or change in ownership needs explicit treatment; do not silently remove a name and assume every existing obligation has ended. Give all parties the same complete signed packet, including referenced attachments, and preserve the prior lease, rent ledger and deposit-interest records. Practical checklist: dates agree, amounts agree, every intended party is named, changes are specific, and each attachment is identifiable.

11. If agreement is not reached, do not use self-help

A declined renewal does not authorize a lock change, utility interruption or seizure of belongings. Section 5321.15 restricts efforts to recover possession outside lawful procedures even after the tenant's right to possession has ended, and generally requires a court order for taking possessions to recover rent. Distinguish the contractual end date, any required termination notice and the court possession process. Get case-specific advice before choosing notices or filing when the occupancy status is disputed.

Official source

12. Use the packet with local and program requirements

Check the property's actual municipality, housing or health department requirements and any subsidy, affordability, military or other applicable protections before relying on a standard renewal. A city name alone does not establish that a particular local rule applies to the property. This guide does not claim that Columbus, Cleveland and Cincinnati share identical administrative requirements. Preserve required disclosures and program riders with the agreement. Print pages 1-3 for the agreement plus any applicable attachments; keep these reading pages for reference. Laws and circumstances can change, so open the official links before use. Sources reviewed November 13, 2026.

Official source