PENNSYLVANIA

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

Check the lease's automatic-renewal and notice clauses. Record the renewed rent and term in writing. Deposit limits, interest and local rental requirements can depend on the length of occupancy; a renewal does not restart the tenancy.

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

Confirm the renewal terms

Review the written lease

Check the end date, deadlines for exercising any renewal option, and whether the lease automatically extends or converts to a shorter term. Enter the agreed new dates and monthly rent. Record the delivery of any separate notice.

Philadelphia renewals

Philadelphia requires a good-cause reason and at least thirty days' written notice for landlord termination or nonrenewal of covered leases shorter than one year, including leases that convert to month to month. Review the city's restrictions on changes during outstanding code violations and its notice and response rules before proposing new terms.

Official source

Account for the existing deposit

Check the renewal limit

Section 511.1 generally limits escrow to two months of rent in the first lease year and one month in any renewal or later lease year. Compare the balance already held with the renewal limit. If $2,400 is held and the renewed monthly rent is $1,300, review how to account for the $1,100 difference before signing. Consult sections 511.2 and 511.3 for applicable interest and bond rules.

Official source

Prepare the eventual move-out accounting

Section 512 generally calls for an itemized damage list and any balance due within thirty days of lease termination or surrender and acceptance, whichever first occurs. Keep receipts and condition records and obtain a written forwarding address. Review the section's provisions on unpaid rent, other breaches, and the forwarding address.

Official source

Keep the signed packet together

Separate renewal from recovery of possession

If the term ends and the parties do not renew, check section 501, the lease and applicable local law for possession procedures. A notice to quit serves a different purpose from an offer to extend the lease. Mobile home space rentals have separate rules.

Official source

Sign and distribute copies

Each tenant has a separate row for full name, signature and date. Give each signer a copy with the original lease and applicable riders. Print agreement pages 1-3 and attach any applicable disclosures.