RHODE ISLAND

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: 4-5.

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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

List fees beyond rent in the same section as rent. Review advance rent-increase notice, including the longer protection for qualifying older tenants. Preserve mandatory protections and any local 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

Set the renewal dates

Review the existing lease

Confirm the original expiration date, any automatic extension and the notice delivery terms. Record the agreed rent, the first day of the extended term and its inclusive end date. Keep the signed renewal with the original lease.

Give advance written notice of an increase

Section 34-18-16.1 generally requires 60 days before a residential rent increase. For month-to-month tenants over age 62, the statute requires at least 120 days. The section excludes specified independent living, assisted living and congregate care facilities.

Official source

Check periodic termination separately

Section 34-18-37 sets written notice periods of at least 10 days for weekly tenancy and at least 30 days for monthly tenancy. Year-to-year tenancy generally requires three months before the occupation year expires. Use the applicable statutory notice form if ending a periodic tenancy.

Official source

Carry forward the deposit

Check the existing balance

Section 34-18-19 generally limits a security deposit to one month's periodic rent. It allows a separate furniture deposit of up to one month's rent for a furnished apartment when the replacement-value threshold is met. Identify the existing balance on the agreement and keep any furniture deposit separately documented.

Official source

Calculate move-out accounting

The ordinary deadline for the itemized notice and any deposit balance is 20 days after the latest of termination, delivery of possession, or provision of the forwarding address. Keep invoices and evidence for allowable deductions and distinguish damage from ordinary wear.

Official source

Sign and distribute the agreement

Keep disclosures with the lease

Check the original lease and applicable riders before signing. Share the same signed extension with each party and record delivery of any separate rent notice.

Sign and distribute the agreement

Use one row per tenant

Enter the full legal name, signature and actual signing date in each applicable row. The owner or authorized agent signs separately. Print pages 1-3 plus applicable attachments.