SOUTH CAROLINA

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

Agree on lawful rent and term provisions and keep required disclosures. Do not add prohibited waivers or liability shifts. A signed extension is separate from ending a periodic 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

Choose the term and renewal date

Read the existing agreement

Find the expiration date, any automatic extension, deadline for exercising a renewal option, and the required delivery method. If the parties agree to extend without a gap after August 31, enter September 1 as the new start date. Record the agreed rent and preserve the prior lease and its riders.

Periodic notice and holdover

Section 27-40-770 requires written notice at least seven days before ending a weekly tenancy or thirty days before ending a monthly tenancy. For a fixed term, review the agreement. If occupancy continues with consent, review section 27-40-310(d) and the agreed terms before treating the renter as a holdover without consent.

Official source

Scope of this form

Use this form to extend the lease for the same home and parties for up to one year. Address changes to tenants, guaranties, or deposit arrangements separately. Include any applicable program documents and use the housing administrator's process before changing assisted rent.

Deposits and property condition

Carry forward and account for the deposit

Record the existing deposit separately from monthly rent. Under section 27-40-410, when the tenancy ends, itemize allowed deductions and send any balance within thirty days of the latest of termination, delivery of possession, and tenant demand. The tenant should give a forwarding address in writing. Retain the ledger, inspection records, and proof of delivery.

Official source

Review repairs before signing

Section 27-40-440 requires the landlord to maintain habitable premises, subject to the statutory details. Keep open repair requests and planned work in a separate record. Compare the original lease and any proposed rider with section 27-40-330 before relying on waiver or liability language.

Official source

Document the property's condition

A dated walk-through can distinguish existing damage from later damage. Photograph the affected area, record the repair request, and identify who will coordinate entry. Keep that record with the lease history so both sides can consult it at move-out.

Sign and keep the complete packet

Review protected-tenant rights

Section 27-40-350, effective May 18, 2026, provides conditional early termination rights after a documented qualifying incident involving leaseholders. Consult the section for eligibility, notice, documentation, and obligations of remaining tenants. Keep sensitive records separate from circulating copies.

Official source

Use the proper possession process

If the occupants stay after the term without consent, review section 27-40-770 and the applicable possession process. Avoid interrupting essential services. Review section 27-40-660 on unlawful exclusion and consult the appropriate court for filing requirements.

Official source

Give each signer a copy

Use one row per tenant for full legal name, signature and actual signing date. The owner or authorized agent uses the separate row. Print agreement pages 1-3 plus applicable attachments, and share the complete signed packet with all parties.