TENNESSEE

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

The Uniform Residential Landlord and Tenant Act has county-based coverage. Check the property's county, the original lease and applicable law before renewal. Preserve required duties and any longer contractual notice.

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

Check which law applies

Confirm the county

Tennessee's Uniform Residential Landlord and Tenant Act generally applies in counties above 75,000 residents under the 2010 federal census, subject to statutory exclusions. Check Tenn. Code Ann. 66-28-102 for the rental address and occupancy type. Outside covered counties, review the existing lease and applicable Tennessee law separately.

Official source

Review the renewal deadline

Check the original lease for an automatic extension, renewal option, deadline and delivery method. Record the agreed rent and effective dates and retain the signed extension with the original lease. This packet covers the same home and parties.

Check notices and the deposit

Distinguish periodic termination

For covered tenancies, Tenn. Code Ann. 66-28-512 uses written notice at least ten days before the specified weekly termination date or thirty days before the specified monthly periodic rental date. Review fixed-term expiration and continued occupancy separately before serving a notice.

Record the existing deposit

For covered rentals, Tennessee requires a separate account for tenant deposits. Retain the deposit ledger and inspection records and review the damage-list and retention procedures in 66-28-301 before withholding funds. This agreement does not impose a new deposit.

Official source

Maintain and sign the agreement

Document repairs

Keep dates, photos, and written repair requests with the property records. Review the rules applicable to the address before transferring maintenance duties or changing responsibility for utilities.

Official source

Give every signer a copy

Each tenant uses a separate row for name, signature and date. The landlord or authorized agent signs separately. Share the signed agreement and applicable riders with each party. Print pages 1-3 for the agreement.