TEXAS

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

Read renewal and notice provisions before the existing lease expires. Written changes should be agreed by all parties. Preserve required repair remedies, disclosures and other nonwaivable tenant protections.

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 and document the renewal

Read the existing lease before selecting dates

Review the expiration date, automatic renewal clause and notice requirement in the signed lease and amendments. Texas State Law Library explains that a written lease may require advance nonrenewal notice and may automatically continue monthly or for another term. Record the applicable deadline before negotiating. For a December 31 expiration, a continuous renewal usually starts January 1. Check that the end date, amount and participants match what both sides accepted.

Official source

Monthly continuation has a separate calendar

Property Code 91.001 generally ends a monthly tenancy on the later of the stated termination date or one month after notice. A signed agreement can specify another period or no notice, and a breach exception also exists. The statute addresses rent through a termination falling inside a payment period. Check those exceptions and the actual rental cycle before using the default. Preserve the notice and delivery evidence with the dates used in your calculation.

Official source

Work through a renewal decision

Example: the parties agree to extend the same home for twelve months and keep the existing deposit. Write the new beginning and ending dates, renewed rent, due day and deposit already held. Compare the figures with the original lease and ledger. If the parties instead want a monthly arrangement, review the original continuation clause and document that arrangement expressly. A notice deadline and the date a new agreement starts should each be recorded in the file.

Official source

When this form needs a different document

This template extends the same home and parties for up to one year, carries existing lawful charges and creates no new deposit or fee. A departing roommate, replacement tenant, guarantor change or new charge needs a separately reviewed document. Regulated housing, subsidy contracts and manufactured-home lots can involve additional requirements. Identify the housing category and attached agreements before choosing the form.

Deposits, signatures and ongoing duties

Carry forward an accurate deposit record

Sections 92.103 and 92.107 connect refund timing to surrender and a written forwarding address. Section 92.104 excludes normal wear from deductions, and 92.106 requires accurate records. Renewal recordkeeping example: if the ledger shows $1,500 held, enter that balance and retain the original payment and condition records. Review any discrepancy before signing. Keep an eventual move-out refund calculation with its separate supporting records.

Official source

Deposits, signatures and ongoing duties

Give tenants their completed agreement

Section 92.024 generally requires a complete copy to at least one tenant within three business days after all parties sign; it also addresses requests from other tenants and permitted delivery formats. Practical workflow: collect signatures, check dates and attachments, save the complete file and record delivery. A household with several tenants benefits from a copy for each participant. Keep the original lease and renewal together so the extended terms are easy to identify.

Official source

Treat guarantors as a separate decision

Section 92.021 specifically conditions guarantor liability on renewal. This form does not extend a guaranty. If the original arrangement relied on a guarantor, inspect that document before relying on continued coverage. An increase in rent or a change of parties deserves particular review. Obtain the appropriate separate written agreement when needed and keep it with the lease packet.

Official source

Review old clauses and recent complaints

Section 92.006 limits waiver of specified duties and remedies. Sections 92.331-332 address retaliation and exceptions. Review inherited terms and the actual reasons for a renewal decision. Keep maintenance requests, responses and the business chronology. A recent complaint followed by a rent or termination decision deserves a fact-specific review before sending documents.

Official source

Complete the packet with confidence

Use each signature row for one person

Enter each participating tenant's full legal name on that person's row. The person signs and dates that same row. The landlord or authorized agent signs the separate owner row. Use actual signing dates and review the separately stated renewal effective date. Match names to the existing lease. If someone is absent, track the outstanding signature before treating the packet as fully executed.

Compare the financial entries

Read current rent, renewed rent and due day together. Confirm that the existing recurring charges field reflects the existing agreement. This form says no additional security deposit, renewal fee or other one-time charge is due. If a proposed transaction differs, resolve the document choice before signatures. Avoid leaving conflicting figures in attachments. Keep a short written record of the final agreed figures with the saved packet.

Complete the packet with confidence

Prepare a useful property file

Keep the original lease, amendments, completed renewal, deposit ledger, condition photos, required disclosures and delivery records in one folder. Use a filename with the property and renewal dates. Open the downloaded file and check every page before sharing it. Print the agreement pages shown on the first page; the following guide pages are reading material. Store sensitive tenant information with access limited to people who need it.

Official sources and review scope

Reviewed November 13, 2026. This guide explains selected residential renewal issues using the linked Texas Legislature and State Law Library materials. Read the full section and its exceptions for the particular transaction. Local housing rules and program contracts may add requirements. This educational guide supports preparation; a disputed renewal or unusual housing arrangement needs individualized advice.

Official source