UTAH

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.

UTAH

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

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

Keep written rental terms and required fee disclosures clear and provide an executed copy. This renewal adds no new fees, changes no parties and carries forward lawful existing terms.

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.

UTAH

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

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

Fixed and periodic terms

Choose the new term

Set the actual start and end dates for a fixed renewal. Check the old lease for automatic renewal and notice language. Utah Code § 78B-6-802 distinguishes a specified term from an indefinite periodic tenancy. For a landlord ending the latter under subsection (1)(b)(i), serve notice at least 15 calendar days before that period ends.

Official source

Example: a calendar-month tenancy

Count backward from the end of the rental period and leave time for proper service. A proposal to renew does not serve as notice to end the tenancy.

Deposit and prepaid rent

List the balance already held

Utah Code §§ 57-17-2 and 57-17-3 address written disclosure of nonrefundable amounts when taken and generally require the remaining balance and written deductions within 30 days after move-out and return of possession. Keep surrender dates and account for prepaid rent as well.

Official source

Before signing

Document changes explicitly

State which terms change and on what date. Attach any agreed changes to utilities, parking, or occupancy. Keep the signed renewal with the original lease and make sure each tenant and the owner or representative receives the same version.