VERMONT

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

A rental agreement cannot circumvent statutory obligations or remedies. Check advance rent-increase notice and municipal rules before changing rent. The renewed end date does not waive legally required termination procedures.

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

Plan the effective date

Give actual notice of a rent increase

Under 9 V.S.A. 4455, a rent increase generally takes effect on the first day of the rental period that follows at least 60 days of actual notice. Record the date of receipt and check local or program requirements before selecting the new rent date.

Official source

Check what happens at expiration

Read the existing renewal and notice terms. Review section 4467 for the applicable termination grounds and notice rules before treating expiration as authority to recover possession.

Official source

Keep accurate deposit records

Calculate the return deadline

Section 4461 generally allows 14 days from discovery of vacancy or abandonment, or from the date the tenant vacated if the landlord received notice of that date. A separate 60-day rule applies to qualifying seasonal occupancy. Deliver the balance and written itemization as required.

Official source

Check local rules

Vermont allows supplemental municipal deposit protections. Keep the ledger, condition records and supporting invoices, and distinguish ordinary wear from chargeable damage.

Official source

Deliver the signed renewal

Keep repairs documented

Section 4457 requires fit premises throughout the tenancy. Keep written repair requests and arrangements with the property record.

Official source

Sign and share the agreement

Each tenant signs and dates a separate row. Give all parties complete copies with applicable riders. Print agreement pages 1-3.