WEST VIRGINIA

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

Keep the original lease, identify the renewed term and rent, and preserve habitability and statutory remedies. This agreement does not replace any required notice or court process.

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

Set dates under the existing lease

Check the termination provision

West Virginia Code 37-6-5 distinguishes fixed terms from periodic tenancies. For a year-to-year tenancy, it generally calls for written notice at least three months before year-end. For shorter periodic tenancies, the statute allows like notice or notice for a full rental period before the period ends. The statute also recognizes agreements that set different notice terms. Check the actual lease, including any automatic extension, before choosing the renewal date.

Official source

Record the agreed extension

Identify the existing lease and enter exact start and end dates and the agreed rent. Keep the original lease and applicable attachments with this extension. Document changes to tenants or guaranties separately.

Preserve the deposit records

Check the return deadline at move-out

Sections 37-6A-1 and 37-6A-2 provide for return of the balance and written itemization within the shorter of sixty days from termination or forty-five days from occupancy by the next tenant. Section 37-6A-2 allows additional time for the repair itemization under specified contractor and notice conditions. Confirm the dates, allowable deductions and forwarding address before issuing the accounting.

Official source

Document lawful deductions

Keep inspection records and invoices. Section 37-6A-2 excludes reasonable wear from tenant damage deductions and specifies other allowable charges. Enter the balance already held on the agreement and preserve its ledger.

Official source

Review repairs and sign

Keep maintenance records

West Virginia Code 37-6-30 addresses fit premises, building codes, common areas and supplied equipment. Check its qualifications and any additional duties in the lease. Keep open repair requests and agreed schedules with the property file.

Official source

Sign and deliver copies

Use a separate name, signature and date row for each tenant. Have the owner or authorized agent sign the separate row. Give each party the complete signed packet. Print agreement pages 1-3 and include any applicable riders.