WISCONSIN

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

An automatic-renewal clause requires a reminder 15 to 30 days before the tenant's notice deadline. This agreement does not supply that reminder or add an automatic-renewal clause. Review deposit and disclosure obligations.

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 renewal and notice dates

Read the automatic-renewal clause

Wis. Stat. 704.15 sets a reminder requirement for covered automatic renewal or extension clauses. Check whether the clause qualifies and deliver the written reminder during the 15-to-30-day window before the tenant's notice deadline. Save a copy of the notice and evidence of delivery.

Official source

Identify periodic occupancy

For an ordinary month-to-month tenancy, written termination notice is generally due at least 28 days before the next rent due date. Review the contract and statutory exceptions. Record a mutually agreed extension with clear dates and rent.

Official source

Keep the deposit records

Calendar the applicable 21-day deadline

ATCP 134.06 generally requires deposit accounting and delivery or mailing of any balance within 21 days of the applicable event. If the tenant vacates early and the unit is rented again before the agreement ends, calculate from re-rental as described in the rule. Preserve condition records and provide a written itemization for deductions.

Official source

Complete the agreement

Review attached terms

Keep the original lease and any applicable disclosures, including utility billing details when required. Sign in separate rows, one per tenant, and distribute the same signed packet to each party. Print agreement pages 1-3 and applicable attachments.

Official source