WYOMING

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

State a definite renewed term and rent in plain language. Follow the lease's renewal provisions; do not change rent within its current fixed term. County guidance recommends notice for periodic changes but that recommendation is not itself a statewide statutory deadline.

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

Renewal and the new term

Start with the existing lease

Read the expiration, renewal, notice and holdover clauses together. If everyone wants a new fixed term, put both dates in the renewal, resolve any gap between terms, and identify exactly which provisions are changing.

If agreement is still pending

Do not treat a proposed renewal as a signed agreement or use this form as a notice to vacate. Check the existing agreement and Wyoming's separate possession procedures before acting on a holdover.

Official source

Deposits and accounting

Carry the existing balance forward

Write down how much is already held and what, if anything, is due on renewal. W.S. 1-21-1207 requires the agreement to say if any deposit portion is nonrefundable and requires written notice when the money is taken.

Official source

When the tenancy ends

Under W.S. 1-21-1208, mail or deliver the balance and an itemized explanation by the later of 30 days after termination or 15 days after receiving the new mailing address. Unit damage extends that period by 30 days. Document the forwarding address and the dates.

Official source

Repairs and completing the renewal

Document existing conditions

Keep the original move-in record and add a dated list of open repairs. Wyoming's residential rental statutes set owner and renter duties; a renewal is a useful time to identify a repair contact and record what was agreed.

Official source

Check names and signatures

Use one row per signer. If a renter is leaving or someone is joining, document the change and deposit responsibility separately rather than silently replacing a name.