

Lease Contract Renewal

Date when filled out: _____

Please note: This Lease Contract Renewal is not valid unless: (1) the owner and residents are exactly the same as those in the original Lease Contract (the last full lease); (2) this Lease Contract Renewal is filled out before January 1, 2018; **AND** (3) the TAA Lease Contract to be renewed is the January 2015 form or a later version. If any one of these conditions is not met, use the latest TAA Lease Contract form.

1. Parties and Purpose. In this document, “you” refers to all residents listed below and to anyone authorized to act in the event of a sole resident’s death. “We,” “us,” and “our” refer to the owner listed below (not to property managers or anyone else). This form renews the original Lease Contract dated _____, _____ (year) between you (list all residents in the original Lease Contract):

and us (same as in original Lease Contract): _____

2. Occupants Same As Original Lease Contract. During the renewal period, the dwelling may be occupied only by you and the same occupants listed in the original Lease Contract unless we’ve noted otherwise under “Changed Terms” in paragraph 9 of this renewal.

3. Expiration. The original Lease Contract or previous Lease Contract renewal period expires on _____, _____ (year) (use latest expiration date).

4. Renewal. This renewal extends the Lease Contract and any previous renewal or extension of the Lease Contract for an additional period (“renewal period”) beginning on _____, _____ (year), and ending on _____, _____ (year).

5. Rent. During the renewal period, you must pay \$_____ per month for rent.

6. Reletting Charge. The reletting charge under paragraph 11 of the Lease Contract is \$_____, an amount not to exceed 85% of the highest monthly rent during the renewal period.

7. Other Charges. Late-payment charges, returned-check charges, and animal-rules-violation charges are the same as in the original Lease Contract except as follows: _____

8. Attachments. All attachments (such as community rules or Lease Contract addenda or amendments) are the same as in the original Lease Contract, except for any new or modified attachments described below and attached to this renewal.

9. Changed Terms. All other provisions in the original Lease Contract remain the same except as follows:

10. No Oral Agreements. Neither you nor we are bound by any oral agreements regarding this renewal. All the terms are contained either in this written renewal or in the original Lease Contract.

11. No Waiver of Rights. By signing this renewal, neither you nor we waive any of our rights or remedies under the original Lease Contract.

12. Automatic Termination. If we lawfully terminate your right of occupancy under the original Lease Contract before the renewal period begins, your right of occupancy during the renewal period is automatically terminated.

13. TAA Membership. We represent that at least one of the following parties is a member of both TAA and the local apartment association when this renewal is signed:

- us (the owner);
- our management company;
- the condominium association (if the unit is in a condominium project); or
- the management company representing the condominium association (if the unit is in a condominium project).

If these membership requirements are not met when this renewal is signed, you may declare it void if you choose — except for the provision on property damage in the Lease Contract.

14. Signatures of All Parties. This Lease Contract Renewal is binding only when signed by the owner’s representative and all residents who signed the original Lease Contract—except that if only one spouse signs, the renewal binds only that spouse.

15. Representations. You affirm that all information on your Rental Application and any Lease Contract Guaranty is still correct except for the following new or corrected information:

You are legally bound by this document. Please read it carefully.

Resident or Residents (all sign below)	Date of Signing Renewal	Home Phone
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Owner or Owner’s Representative (sign below)	Date of Signing Renewal	Phone
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You are entitled to receive an original of this Renewal after it is fully signed. Keep it in a safe place.