

# LEASE EXTENSION ADDENDUM

Version 20251211



## Preamble

1 This Lease Extension Addendum ("Addendum") is made part of and contingent upon the Lease Agreement dated  
2 \_\_\_\_\_ ("Original Lease") between \_\_\_\_\_ ("Tenant")  
3 and \_\_\_\_\_ ("Landlord"), concerning the Property located at  
4 \_\_\_\_\_ ("Property").  
5 In the event of any conflict or ambiguity between the terms of the Original Lease and this Addendum, the terms of  
6 this Addendum shall govern.

## Extension

7 Tenant and Landlord extend the term of the Original Lease and amend its provisions as set forth below:  
8 **Extension of Lease Term:** The term of the Original Lease, previously scheduled to expire on expiration of the  
9 \_\_\_\_\_, is extended. The extended term shall commence immediately following the  
10 prior term and shall terminate at 11:59 p.m. (Mountain Standard Time) on \_\_\_\_\_ ("Extended  
11 Termination Date").  
12 **Rent:** During the extended term, the Tenant agrees to pay rent as follows:  
13  No Change in Rent. The monthly rent shall remain \$ \_\_\_\_\_.  
14  Change in Rent. Effective \_\_\_\_\_ (Start date of new rent), the monthly rent shall be  
15 \$ \_\_\_\_\_.  
16 All other provisions regarding the Rent Due Date, form of payment, late fees, application of funds, and insufficient  
17 funds fees as stipulated in the Original Lease shall remain in full force and effect.  
18 **Security Deposit:** The Security Deposit currently held by the Landlord under the Original Lease shall continue to  
19 be held by the Landlord for the duration of the extended term in accordance with the Original Lease.  
20 The Parties agree to the following regarding the Security Deposit:  
21  No Change to Security Deposit. The total Security Deposit remains \$ \_\_\_\_\_.  
22  Increase in Security Deposit. Tenant shall pay an additional Security Deposit of \$ \_\_\_\_\_ on or before  
23 \_\_\_\_\_. The new total Security Deposit held by Landlord shall be \$ \_\_\_\_\_.  
24 NOTICE: PURSUANT TO THE ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT, A.R.S. § 33-1321,  
25 THE TOTAL SECURITY DEPOSIT DEMANDED OR RECEIVED BY THE LANDLORD SHALL NOT EXCEED  
26 AN AMOUNT EQUAL TO ONE AND ONE-HALF (1.5) TIMES THE MONTHLY RENT, UNLESS THE TENANT  
27 VOLUNTARILY AGREES TO PAY MORE.  
28 **Offer Expiration:** This offer to extend the lease under the terms stated in this Addendum is time-sensitive. If the  
29 Tenant does not sign and return this Addendum to the Landlord on or before \_\_\_\_\_, this offer  
30 shall be deemed withdrawn. If the offer is withdrawn, the Original Lease will expire on its current termination date,  
31 or, if applicable according to the terms of the Original Lease, may revert to a month-to-month tenancy.

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

32 **Other Modifications:** In addition to the amendments set forth above, the Parties agree to the following  
33 modifications to the Original Lease (i.e., changes to utility responsibilities, animal provisions, maintenance  
34 agreements.):

35 \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_  
38 \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_

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## Miscellaneous

42 **Full Force and Effect:** Except as expressly modified by this Addendum, all other terms, conditions, covenants,  
43 and provisions of the Original Lease, including any previously executed addenda, shall remain unchanged and in  
44 full force and effect throughout the extended term. This Addendum is incorporated into and made a part of the  
45 Original Lease.

46 **Conflict:** In the event of any conflict between the terms of this Addendum and the Original Lease, the terms of this  
47 Addendum shall control.

48 **Governing Law:** This Addendum shall be governed by and construed under the laws of the State of Arizona.

49 **Execution:** This Addendum may be executed in counterparts, and electronic signatures shall have the same legal  
50 effect as original handwritten signatures.

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## Signatures

51 **CONSULT AN ATTORNEY BEFORE SIGNING:** Real estate brokers and agents are not qualified to provide  
52 financial, legal, or tax advice regarding this real estate transaction. READ THIS FORM CAREFULLY.

53 \_\_\_\_\_  
Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_  
Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

54 \_\_\_\_\_  
Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_  
Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

55 \_\_\_\_\_  
Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_  
Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_