Want to renew the lease?

You'll want to give as much advance notice as you can if you want to renew. This means at least 30 days, but preferably longer. This is a matter of practicality – the tenant may make alternate arrangements if you haven't let them know that you want to extend their tenancy. State law may also require that you give a certain amount of notice (which could be longer than 30 days).

Use our Notice of Lease Renewal to give your tenant the correct notice that you want to renew their lease. There are options to specify how long you wish to renew for, whether there might be an increase in rent, and also whether you are open to allowing the tenant to stay on a month-to-month basis. A month-to-month basis means that the tenancy continues month to month until either one of you gives proper notice to bring it to an end.

Renewing the lease

You always want to make sure that you get everything in writing. If the only changes you are making to the lease is the amount of rent (or if you aren't changing the rent), you certainly don't want to go through the hassle of negotiating a whole new lease. You can instead use our Lease Extension Agreement to extend the lease on the same terms with the same or different rent.

However, it's possible that you will need to make changes. For instance, you might want to allow pets or give the tenant the exclusive right to use the backyard. If you do need to make changes, you may want to enter into an entirely new agreement with the tenant. You can use our Residential Lease, or if you would prefer a month-to-month arrangement, our Month-to-Month Rental Agreement.

Don't want to renew?

If you are not planning on renewing the lease, you'll need to provide notice to the tenant. Make sure you check the rental agreement, as well as any applicable state law to ensure that you provided notice far enough in advance. You can use our Notice of Lease Non-Renewal as part of this process. The notice will inform them of the date they must vacate and also ask them to send their forwarding address.

Want to end the lease before the end of the term?

There are instances where you might need to end a lease earlier than planned. Provided you are in agreement with the tenant, one possible solution is for you both to sign a Lease Termination Agreement. Our document will help you ensure that you have everything in writing to help prevent any disagreements.

(Note: This agreement is not for use in an eviction situation, where you should consult an attorney instead.)

The tenant has left personal property behind after moving out. What do I do with it?

Sometimes when a tenant moves out, they'll leave behind personal property. This may be intentional or could be a mistake. While it may be tempting to simply throw these belongings out, this might be prohibited by the terms of your rental agreement and/or state law. Check first to see what your rental agreement says and also check your state's laws.

Even if the rental agreement or state law doesn't address how to handle the property, it's best to proceed with caution. You'll want to prepare a list of the property that was found and store it in a safe place. Then provide notice to the tenant of what property has been left behind and give them a reasonable time period during which they can pick up the property. You can use our letter Landlord's Notice of Abandoned Property to help you in this process.

If you're unsure of whether the property is abandoned, or the tenant has left due to a court order, you should seek advice from a qualified attorney on how best to proceed.

Carolina Farmers Mutual Insurance Company have made legal document services available to all our policyholders, free of charge. Follow the correct link depending on your policy type, to get access to a host of Landlord documents and more.

Farmowner policyholders

👉 Click here and log in or register with the access code **CFMIC1892FRP** and your Policy number

Homeowner policyholders

👉 Click here and log in or register with the access code **CFMIC1892PRP** and your Policy number

Commercial policyholders

👉 Click here and log in or register with the access code **CFMIC1892BRP** and your Policy number