Rent Increase Notice

General-purpose form, not legal advice. Landlord and tenant law varies by state and city — check your state's requirements before relying on this form.

Use this to tell a resident in writing that their rent will change. On a month-to-month tenancy, give at least the notice your state, your city and the lease require. On a fixed-term lease, rent usually cannot change before the term ends unless the lease allows it, so offer the new rent with a renewal instead. Some states and cities limit how much or how often rent can rise. Work through the checklist at the end before you send it, and complete the delivery record on the day it is given.

PROPERTY AND RESIDENTS

PROPERTY ADDRESS

UNIT OR ROOM

DATE OF THIS NOTICE (MM/DD/YYYY)

EVERY RESIDENT NAMED ON THE LEASE

LANDLORD OR MANAGER

CONTACT PHONE OR EMAIL

THE TENANCY

- ☐ Month-to-month
- ☐ Week-to-week or another period
- ☐ Fixed term — the new rent starts with the new term
- ☐ Fixed term, and the lease allows a change during the term

CURRENT LEASE OR TERM ENDS (MM/DD/YYYY)

RENT IS DUE ON (DAY OF THE MONTH)

THE NEW RENT

This is written notice that the rent for the property above will change on the date below. Every other term of your lease or rental agreement stays the same unless it is listed on this notice.

CURRENT RENT PER MONTH

NEW RENT PER MONTH

CHANGE PER MONTH

NEW RENT STARTS ON (MM/DD/YYYY)

DAYS OF NOTICE THIS GIVES

DAYS THE LAW AND LEASE REQUIRE

OTHER MONTHLY CHARGES THAT CHANGE

CHARGE	CURRENT AMOUNT	NEW AMOUNT	STARTS ON
Parking			
Pet rent			
Utilities			
Storage			

PAYING THE NEW RENT

WHERE AND HOW RENT IS PAID

ANYTHING ELSE THE RESIDENT SHOULD KNOW

If you have a question about this notice, contact us using the phone or email above. If you plan to move out instead, give notice the way your lease requires.

LANDLORD OR MANAGER SIGNATURE | PRINTED NAME | DATE (MM/DD/YYYY)

RESIDENT'S RECEIPT (OPTIONAL)

I received a copy of this notice on the date below. Signing shows only that I received it. It does not by itself mean I agree to it or give up any right.

RESIDENT SIGNATURE | PRINTED NAME | DATE (MM/DD/YYYY)

RESIDENT SIGNATURE | PRINTED NAME | DATE (MM/DD/YYYY)

BEFORE YOU SEND IT — YOUR COPY

- ☐ The notice period meets your state's, your city's and the lease's minimum, whichever is longest
- ☐ The increase is within any rent limit that applies where the home is
- ☐ The lease allows the change now, or the change starts with a new term or renewal
- ☐ The new rent starts on a rent due day, not partway through a rent period
- ☐ Every resident named on the lease is named on this notice
- ☐ The increase is not in response to a complaint, a repair request or a resident using a legal right
- ☐ Residents in the same situation are being treated the same way
- ☐ The delivery method is one your lease and state law accept

DELIVERY RECORD — COMPLETE ON THE DAY THE NOTICE IS GIVEN

- ☐ Hand delivered to the resident
- ☐ Posted on the door of the property
- ☐ Sent by mail (keep the receipt)
- ☐ Sent by email or another method the lease allows

DELIVERED ON (MM/DD/YYYY) | DELIVERED BY | DELIVERED TO

NOTES ON DELIVERY