

Rent Increase Letter Kit

Raise the rent clearly, on time and on the record, without losing a good tenant.

What's inside

Rent increase notice	For month-to-month tenants, or any time your lease allows a change. Shows the current rent, the new rent, the change and the date it starts.
Lease renewal offer	For a lease that's ending. Offers the new rent with a clear reply-by date and a response section your tenant signs.
Rent increase worksheet	For you, not the tenant. Compare local rents and see how long an increase takes to cover one vacant month.
Delivery log	Record when and how each notice went out, so you can show the notice period was met.

Check these before you send anything

- ✓ **When you can raise it.** A fixed-term lease usually can't change until it ends, unless the lease says otherwise. Month-to-month rent changes need written notice.
- ✓ **How much notice.** Notice periods vary by state and city, and some depend on how long the tenant has lived there. Count from the day the tenant receives the notice.
- ✓ **Whether there's a cap.** A few states limit how much rent can rise each year.
- ✓ **Why and how.** Never raise rent to retaliate for a complaint or repair request, and use the same approach with every tenant.

Examples of current rules (as of September 2026; always check yours)

Where	Rule
Chicago	60 days' written notice if the tenant has lived there 6 months to 3 years; 120 days after 3 years (Fair Notice Ordinance). No rent cap.
Illinois	At least 30 days' written notice for month-to-month tenants. State law bars local rent control.
California	30 days' notice, or 90 days for increases over 10%. Many units have an annual cap under AB 1482.
Oregon	90 days' notice, no increase in the first year, and an annual cap.
Washington	90 days' notice (Seattle: 180), no increase in the first year, and an annual cap.

Provided as-is and not legal advice. Rules change and vary by state and city; check the rules where your property is, or talk to a local attorney.

Want renewals handled on time, every time?

Landlord's Desk keeps every lease end date in view and handles renewals in the same place as rent, leases and e-signatures. You approve every change before it goes out.

[Join the founding waitlist at landlordsdesk.com](#)

Your name or company _____

Mailing address _____ · Phone _____ · Email _____

Notice of Rent Increase

Date of notice _____

To _____

Rental address _____

Lease dated _____

This letter is written notice that the monthly rent for your home will change as follows:

Current monthly rent	\$ _____
New monthly rent	\$ _____
Change per month	+ \$ _____
Change in percent	_____ %
New rent starts on	_____

Your first payment at the new rent is due on _____. Please pay it the same way you pay now: _____.

Everything else in your lease stays the same.

Optional: one or two sentences on why, for example higher property taxes and insurance, or improvements made this year.

If you have questions, please contact me at _____ or _____. Thank you for being a great tenant.

This notice is being given _____ days before the new rent starts. Required notice periods depend on your state, your city and how long the tenant has lived in the unit.

Landlord or agent name, signature

Title, for example owner or property manager

Date

Date

Delivery record (keep with your copy)

Delivered on _____ by ☐ hand ☐ mail ☐ certified mail ☐ email ☐ other: _____

Your name or company _____

Mailing address _____ • Phone _____ • Email _____

Lease Renewal Offer

With your rent for the new term

Date _____

To _____

Rental address _____

Current lease ends _____

Hi _____, your lease ends on _____, and I'd like you to stay. Here are your renewal options. Your current rent is \$ _____ per month.

	Option	Monthly rent	New term starts
☐	_____ -month lease	\$ _____	_____
☐	_____ -month lease	\$ _____	_____
☐	Month-to-month (if offered)	\$ _____	_____

Everything else in your lease stays the same unless listed here: _____.

Please choose an option, sign below and return this page by _____. If I don't hear from you by then, _____.

Landlord or agent name, landlord

Title

Date

Date

Tenant response

- ☐ I accept the option checked above.
- ☐ I will not renew and will move out by _____.
- ☐ I'd like to talk first.

Tenant name, tenant

Tenant name, tenant

Date

Date

Rent Increase Worksheet

For your eyes only. Check the market, then check what a vacancy would cost you.

1. What similar homes rent for

Address or listing	Beds / baths	Rent	Source	Date checked

2. The increase

Current monthly rent (A)	\$ _____
Proposed monthly rent (B)	\$ _____
Monthly increase (B – A)	\$ _____
Percentage increase $((B - A) \div A \times 100)$	_____ %

3. What one turnover would cost

Rent lost while vacant (weeks vacant $\times$ monthly rent $\div$ 4.3)	\$ _____
Cleaning, paint and repairs between tenants	\$ _____
Listing, screening and showing time	\$ _____
Other costs (_____)	\$ _____
Total turnover cost (C)	\$ _____

4. Months to break even

Turnover cost $\div$ monthly increase $(C \div (B - A))$, in months	_____
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If the increase takes longer to pay back than you expect the tenant to stay, a smaller increase that keeps a good tenant may earn you more.

Delivery Log

Record every notice and offer. If the notice period is ever questioned, this is your proof.

Date sent	Tenant / unit	What was sent	How	New rent starts	Days of notice

How: hand, mail, certified mail, email, posted. Check your lease and local law for which delivery methods count, and allow extra days for mail.