# Georgia Lease Non-Renewal Letter

General template, not legal advice. Have a Georgia attorney review before use. Last reviewed October 29, 2026.

Before you send this: in most places a landlord may decline to renew a lease at the end of its term. Some states and cities limit that with just cause rules, longer notice for long tenancies, or relocation payments. A non-renewal can never be retaliation for a complaint or repair request, or based on a protected characteristic.

> Local just cause or tenant protection rules: _____ (check the rule in Georgia)

> Retaliation rules: _____ (check the rule in Georgia)

Date of letter

_____

Tenant name or names

_____

Property address and unit

_____

City, state and ZIP

_____

Current lease end date

_____

Dear _____ (Tenant name),

This letter is written notice that your lease for the property above will not be renewed. Your lease ends on _____ (Lease end date), and you will need to move out and return all keys by _____ (Move out time) on that date.

This notice is given _____ (Number of days) days before the end of the lease, which meets the notice required by your lease and by Georgia law.

Reason (complete only where the law requires a stated reason, or where you choose to give one): _____ (Reason)

## Before you move out

- ☐ Rent remains due through _____ (Last rent date).
- ☐ Schedule a move-out inspection by contacting _____ (Contact name) at _____ (Phone and email). You are welcome to attend.
- ☐ Leave the home clean and empty, with any damage beyond normal wear and tear repaired or reported.
- ☐ Return keys, fobs, remotes and parking passes to _____ (Where to return keys).
- ☐ Send us your forwarding address in writing so we can return your deposit.

## Your security deposit

We will return your deposit, less any lawful deductions with an itemized list, within the time required by Georgia law.

> Deposit return deadline in Georgia: The landlord must return the deposit, minus lawful deductions, within one month after the tenancy ends and the tenant gives up possession. (O.C.G.A. section 44-7-34)

Relocation assistance, if required where you live: _____ (Amount and how it will be paid, or not applicable)

Thank you for your tenancy. Please contact us with any questions.

Sincerely,

_____

Landlord or agent signature

_____

Printed name

_____

Date

## Delivery record

Date delivered _____

Method _____

Delivered by _____

Tracking or reference number _____

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