

CONNECTICUT RESIDENTIAL LEASE AGREEMENT

State of CONNECTICUT

County of _____

PARTIES. This Residential Lease Agreement ("Agreement") made this ____ day of _____, 20____ is between:

Landlord Name: _____ ("Landlord")

Landlord Address: _____, AND

Tenant(s): _____, _____, _____ ("Tenant").

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties".

NOW, for the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. LEASE TERM.

The term of this Agreement shall be a period of one (1) year, beginning on the ____ day of _____, _____, and ending on the day of _____, _____ hereinafter known as the "Lease Term."

2. OCCUPANT(S).

The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

- [OCCUPANT(S) NAME(S)] ("Occupant(s)")

- There are no Occupant(s).

3. PROPERTY.

The Landlord owns property and improvements located at _____ (hereinafter referred to as the "Property").

4. SECURITY DEPOSIT.

You agree to pay us as of the date of this Lease the Security Deposit. We shall deposit the Security Deposit in an escrow account in a financial institution. We, or any successor to our interest in the Dwelling, shall be the escrow agent for such account and will hold the Security Deposit in accordance with the provisions of § 47a-21 of the Connecticut General Statutes, as amended. If you have carried out your promises under this Lease, we shall return the Security Deposit to you within 30 days after the termination of your tenancy. We shall pay you annually, on the

anniversary date of your occupancy, the minimum amount of interest on the Security Deposit as required by § 47a-21 of the Connecticut General Statutes, as amended. Such interest will be reported to the Internal Revenue Service using your Social Security number indicated below. You shall provide us with receipts for the payment of final utility charges which are your responsibility prior to the return of the Security Deposit. If you do not carry out your promises under this Lease, we may use the Security Deposit to pay the rent or to repay ourselves for any damages we have because of your broken promises. The Security Deposit shall not be used by you to pay any Monthly Rent. If we keep all or any part of your Security Deposit, we will, within the time required by law, give you a list itemizing the nature and amount of the damages we have suffered because of your broken promises.

5. RENT.

You will pay us total rent of \$_____ (Amount for whole term). You will pay the total rent in twelve (12) equal monthly payments of \$_____. The first payment is due upon the signing of this lease. Subsequent payments are due on the 1st day of _____ and on the 1st day of each subsequent month to and including _____.

You will pay the rent to us at _____, by checks payable to _____. You will pay the rent even though we do not send you a bill for the rent or a notice that it is due. A late charge of 5% will be assessed for any payment that is more than ten (10) days late.

6. RENT PRE-PAYMENT.

The Tenant(s) shall:

- Pre-Pay Rent in the amount of \$_____ (US Dollars) for the following time-period starting on the ___ day of _____, 20__ and ending on the ___ day of _____, 20__. The Pre-Payment of Rent will be due at the execution of this Agreement.

- Not be required to Pre-Pay Rent.

7. PURPOSE.

The Tenant(s) and any Occupant(s) may only use the Premises as a residential dwelling. It may not be used for storage, the manufacturing of any type of food or product, a professional service(s), or for any commercial use unless otherwise stated in this Agreement.

8. FURNISHINGS.

The Premises is: (check one)

- To be furnished with the following items: [ENTER FURNISHINGS]

- Not furnished.

9. UTILITIES.

You will pay for the following utilities and services in the Premises: _____ (Electricity, Gas, Oil, and Telephone). We will fill the heating oil tank at the beginning of the lease term at our expense, and you will fill it at the end of your occupancy at your expense. If others use any electricity metered jointly with the Premises, we will

provide you with prorated bills, explaining the basis of our calculations.

The rent will not be reduced if you do not receive any of the utilities or services for reasons beyond our control.

10. PARKING.

The Landlord: (check one)

- Shall provide [#] parking space(s) to the Tenant for a fee of \$[PARKING FEE] to be paid at the execution of this Agreement on a monthly basis in addition to the rent. The parking space(s) are described as: [DESCRIBE PARKING SPACES]
- Shall NOT provide parking.

11. PETS.

Under this Lease:

- Pets Allowed.** The Tenant shall be allowed to have ___ pet(s) on the Property consisting of Dogs Cats Fish Other _____ not weighing more than ___ pounds. The Landlord shall administer a fee of \$_____ per pet on the Property. Landlord shall be held harmless in the event any of the Tenant's pets cause harm, injury, death, or sickness to another individual or animal. Tenant is responsible and liable for any damage or required cleaning to the Property caused by any authorized or unauthorized animal and for all costs Landlord may incur in removing or causing any animal to be removed.
- Pets Not Allowed.** There shall be no animals permitted on the Property or in any common areas UNLESS said pet is legally allowed under the law in regard to assistance with a disability. Pets shall include, but not be limited to, any mammal, reptile, bird, fish, rodents, or insects on the Property.

12. SMOKING POLICY.

Smoking on the Premises is:

- Permitted in the following areas: _____
- Prohibited on the Premises and Common Areas.

13. WATERBEDS.

The Tenant: (check one)

- Shall have the right to use a waterbed on the Premises.
- Shall not have the right to use a waterbed on the Premises.

14. MAINTENANCE, REPAIR, & ALTERATIONS.

The maintenance of the Property, minor repairs and servicing shall be the responsibility and sole expense of the Tenant, including but not limited to HVAC/air-conditioning units, plumbing fixtures (e.g. showers, bath tubs, toilets or sinks). For the entirety of the term of this Lease, the Tenant shall keep the property clean and in good repair. The

Tenant shall:

- A. Comply with any and all rules or regulations covering the Property including but not limited to local ordinances, health or safety codes, those set forth in the Master Lease, and Condominium or Homeowner's associations, where applicable.
- B. Dispose of any and all waste properly.
- C. Not obstruct any structure intended for ingress, egress, passage or otherwise providing some type of access to, from or through the property.
- D. Keep all windows, balconies, railings and other fixtures or structures visible from outside of the property free from laundry at all times.
- E. Obtain consent of the Landlord prior to replacing or installing new deadbolts, locks, hooks, doorknobs and the like
- F. Refrain from all activities the will cause unreasonable loud noises or otherwise unduly disturb neighbors and/or other residents.

15. ABANDONMENT.

In the event that the Tenant(s) abandons the Property the Landlord may declare the Lease terminated, recover possession of the Property, enter the premises, remove the Tenant's belongings and lease the same to another without incurring any liability to the Tenant for doing the same. In the event of the abandonment of the Property, the Landlord may recover from the Tenant unpaid rent until the Property is leased to another person or otherwise occupied by the Landlord or another under the Landlord's right.

16. RIGHT OF ENTRY.

The Landlord shall have the right to enter the Property during normal working hours by providing at least ___ hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Property to prospective purchasers, mortgagees, or lessees upon reasonable notice.

17. NOISE/WASTE.

The Tenant(s) agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The Tenant(s) further agrees to abide by any and all local, county, and State noise ordinances.

18. COMPLIANCE WITH LAW.

The Tenant undertakes to comply with any and all Federal or state laws, municipal or county ordinances, rules, regulations, codes and all other issuances from authorized government authorities respecting the Property and the Tenant's occupation and use thereof.

19. RETALIATION.

The Landlord is prohibited from making any type of retaliatory acts against the Tenant(s) including but not limited to restricting access to the Property, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of activity that could be considered unjustified.

20. ENTIRE AGREEMENT

You and we agree that this Lease sets forth our entire agreement. Neither you nor we shall claim that the other has made any other promise or agreement unless the promise or agreement is in writing and signed by the party making the promise or agreement.

Landlord's Signature: _____ **Date:** _____

Printed Name: _____

Tenant's Signature: _____ **Date:** _____

Printed Name: _____

Agent's Signature: _____ **Date:** _____

Printed Name: _____



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