

LEASE AGREEMENT

TENANT NAME _____

IN THIS LEASE the words “we”, “us”, and “our” means the Landlord, of Connecticut. The words “you” and “yours” means the Tenant. We agree to lease to you, and you agree to lease from us, Apartment number _____ on the _____ floor of the building located at:

_____, _____ (town),
 Connecticut. You and we agree to the following terms:

	Total Amount Due	Per Person
Security Deposit		
Key Deposit		
Application Fee		
Inspection Fee		
First Month Rent		
Parking Fee		
Total Amount Paid		
Total Amount Due		

1. TERM: The term of this lease starts on _____ and ends on _____.

2. RENT: You will pay a total rent of \$ _____. You will pay the total rent in monthly payments of \$ _____. Rent is due on the 1st day of each month.

You will make out one check for **security and key deposit** and that check will be made payable to:

 You will make **rental checks** payable and **mail them** to :

When sending rent payments please put your name and address in memo.

You will pay us a late fee of \$25.00 for each payment that is more than ten (10) days late.

You will pay us a \$20.00 fee for any returned checks.

You will pay the rent even though we do not send you a bill for the rent or a notice that it is due.

3. USE: You will use the Apartment for a dwelling for yourself and your family. You will not let more than _____ people live in the Apartment at any time. You will also not sublease the Apartment or let any other people live in the Apartment

4. UTILITIES: We will pay for the following utilities and services in the apartment: cold water, sewer, trash removal, snow removal, _____.

You will only use these utilities and services in reasonable amounts. You will not use water/hose for pools, or washing cars.

YOU WILL PAY FOR THE FOLLOWING UTILITIES:

_____ Electricity (Northeast Utilities CL&P) 1-800-286-2000.

_____ Natural Gas (Yankee Gas) 1-800-989-0900.

_____ Oil (Potter’s Oil Service) 456-8273 If you have oil heat, you must purchase your oil from Potter’s Oil Service.

_____ Phone (SNET) 811.

_____ Cable (Charter Communications) 456-4191.

You are responsible for contacting each utility and turning utilities into your name for the start date of your lease.

5. GARBAGE: Each unit must purchase and outdoor garbage receptacle with a cover and a label. You must label it with your unit. All refuse, newspapers, cans, bottles, etc., must be kept in a large plastic bag that is tied at the top. You are responsible for putting your garbage can out on the curb the night before the garbage company comes. You are responsible for retrieving your garbage can when it is empty and returning it to the spot outside of the house in the designated garbage can area. You are responsible for keeping your common areas clean of garbage. Failure to comply with these garbage rules will result in a fee of \$10.00 per bag occurrence. If there is a dumpster on the premises, all garbage must go in the dumpster.

For a recycling bin or questions about trash removal call the Town Hall at:

6. PARKING: For a fee of \$ _____ per car per year, you shall have the right to park _____ passenger car(s) in the designated parking area on or near the property where the said apartment is located. You must register your vehicle at our office and display a parking sticker on your dashboard or rear dash while parked in our parking areas. Off street parking is for our residents only. All Visitors must park on the street. You will not keep any unregistered automobiles on our property. You will not block driveways or dumpsters. **Failure to follow parking guidelines will result in towing at car owner’s expense.**

During the winter your car must be moved for snow removal. You must be ready to move your car when the snowplow comes. Tenants are expected to remove snow and sand their walk areas around their cars. The city provides sand in gray containers located on street corners. We provide sand containers near doors and walkways.

7. **LAWS:** You will comply with all laws and regulations regarding the Apartment. You also will not permit any others to violate any laws or regulations in the Apartment. You will pay us the amount of any fines or penalties that we have to pay because of you or any others violating any laws or regulations in the Apartment.
8. **CARE OF APARTMENT:** You will keep the Apartment and all fixtures and appliances in a clean and safe manner. You will remove all ashes, garbage, rubbish, and other wastes in a clean and safe manner to the appropriate garbage receptacle provided by you. You will use all electrical, plumbing, heating, air conditioning, and other facilities and appliances in a reasonable manner. You will not destroy or damage any part of the Apartment or any of our furnishings or appliances in the Apartment. You will not remove any of our furnishings or appliances from the Apartment. Take every precaution in your unit; any damage will be deducted from your security deposit. If you should do more damage you will be taken to court. You pay all legal fees.
9. **SECURITY DEPOSIT:** Security deposits will be held in escrow until the end of the lease term and all keys have been returned to the office. Security deposits are refundable only upon the completion of lease. Security deposits cannot be used to pay rent during the term of your lease. If you are in default under this lease we may use the security deposit to pay rent or any other money you owe us under this lease. If you fulfill all of the agreements under this lease, we will return the security deposit within thirty (30) days after the lease expires.
10. **ENTERING APARTMENT:** We may enter the Apartment at reasonable times to make necessary repairs or changes we are required to make, or supply the utilities or services that we have agreed to supply. We may also enter your Apartment at reasonable times to show it to possible or actual purchasers, mortgage lenders, tenants, workmen, contractors, potential renters, or inspectors. We will give you reasonable notice of our intent to enter the Apartment. You will not reasonably deny us the right to enter the premises. Apartments will be checked by management during cold spells without prior notice. We may also enter the Apartment at any time without your consent in case of an emergency.
11. **DAMAGE TO APARTMENT:** You will not have to pay rent for any time that your use and enjoyment of the Apartment is substantially affected because the Apartment or the building is damaged by fire or other casualty. However, you will pay rent if you caused the damage or destruction or unless you continue to occupy any portion of the Apartment. If you continue to occupy any portion of the Apartment, your rent shall be reduced by the decrease in the fair rental value of the Apartment. If any part of the Apartment or the building is damaged by fire or other casualty, we shall have the right to cancel this lease. If we decide to cancel this lease, we will give you notice within fifteen (15) days after the date of the fire or other casualty. The lease will end on the date that we give in our notice to you. If we do not cancel this lease, we will repair the damage within a reasonable time.
12. **CONDEMNATION:** If any part of the building is condemned, we shall have the right to cancel this lease. If we decide to cancel this lease, we will give you notice within fifteen (15) days after the date of the condemnation. This lease will end on the date that we give in our notice to you. You will not be entitled to any payment from the government because of such condemnation except for moving expenses. All other payments from the government because of such condemnation will be paid to us.
13. **CHANGES:** You will not make any changes in the Apartment or change the appearance of any walls, floors, carpeting, windows, doors, appliances, fixtures or furnishings without our permission. If you receive our permission to make any changes, any items that you install in the Apartment will immediately be our property, but you may use them until the lease ends.

We will not paint or make any other changes in the Apartment except the following:

14. **REMOVAL OF PROPERTY:** When this lease ends, you will leave the Apartment and remove all your property and the property of others. You will leave the Apartment in good and clean condition, and you will repair any damage that was caused by yourself or others.
15. **DEFAULT:** You will be in default under this lease if:
 - (a) You do not make a payment of rent within ten (10) days after it is due; or
 - (b) You violate or do not do any of the things you agree to do under this lease; or
 - (c) You vacate the Apartment or do not live in the Apartment for a long time.

If you are in default under this lease, we may send you a notice and cancel this lease. The lease will end on the date that we give in our notice to you. If you do not do any of the things you promise to do under this lease, you will pay us the amount that we pay to do the things that you did not do. You also will pay us the total rent stated in section 2 of this lease less the amount of rent that you shall already have paid. You also will pay us interest on any amount you owe us which is past due. The interest will be at the rate of twelve percent (12%) per year. If you are in default under this lease and if we refer the matter to an attorney to evict you, you will pay us a reasonable attorney's fee. If we refer this matter to an attorney because you do not pay the amount you owe us when it is due, you will pay us an attorneys fee not in

excess of fifteen (15%) of the amount of the judgment we obtain against you. You will also pay us all our collection costs and expenses.

16. WAIVER OF NOTICE: In the event you are in default under this lease, we will not have to send you a notice telling you to vacate and leave the Apartment.
17. SALE OF PROPERTY: If we sell the property where the Apartment is located, we shall not have any further liability to you under this lease for any event that happens after you receive written notice that we have sold the property. In addition, if we sell the property, any security deposits that you give us will be assigned to the new owner of the property, and we shall not have any further liability to return the security deposit to you.
18. HOLD OVER: If you continue to occupy the Apartment with our consent after the lease ends, this lease will be on a month-to-month basis. In this case, either you or we can send a notice to the other to cancel this lease. You must still give us thirty day written notice that you intend to vacate the Apartment. All the other terms of this lease still apply.
19. MISCELLANEOUS: If there is more than one of you who signs this lease, then each of you agrees to pay the entire amount that you owe us. We can delay enforcing any of our rights under this lease without losing them. If we release any of you from this lease the rest of you shall still pay the amount you owe us. We can also give any of you more time to pay the amount you owe us.
20. SEPARATE PROVISIONS: If any provision of this lease is invalid or unenforceable, the other provisions of this lease will still apply.
21. BINDING EFFECT: This lease shall be binding upon you and us and our respective successors, heirs, executors and administrators.
22. RENTAL INSURANCE: We recommend that renter's insurance be purchased for your own protection.
23. HOUSE RULES: You will follow these rules:
 - (a) You will not block any sidewalks, halls, or stairways, and you will not use them except to go to and from the Apartment.
 - (b) No dogs or cats allowed by any resident or invited guest at any time.
 - (c) You will not install or change any locks on the doors to the Apartment.
 - (d) All windows must have shades, and or curtains, provided by tenants.
 - (e) You will use only window made treatments for windows ie. Blinds, drapes, shades.
 - (f) You will use only tacks or picture hanging devices to hang things on wall. You will fill in holes before moving out. Do not use tape, nails, or screws.
 - (g) You will not place any sign or advertisement on the outside or inside of the building.
 - (h) You will not hang or shake anything from any window or balcony.
 - (i) You will not throw or drop anything from any windows, balconies, halls or stairways.
 - (j) You will not bring anything into the Apartment anything which increases the cost for fire or liability insurance which we keep on the property.
 - (k) You will not use any electric appliances that are dangerous or that do not use ordinary electrical plugs.
 - (l) In the winter you will keep your heat at at least 65 degrees, even if you go away. If pipes freeze because of lack of heat, you will be charged to fix any and all damage to pipes, walls, and floors due to water damage.
 - (m) During winter season, windows must be closed. Failure to remember to close the windows could cause the pipes to freeze and burst.
 - (n) If you are living in an apartment of more than two units, by state law, no real Christmas trees are allowed, no electric lights are allowed.
 - (o) Please report any water leaks or heat outages immediately before they become serious.
 - (p) Please turn off all lights, radios, TV's, electric heaters (unplug) when not in use.
 - (q) You will not put grease down sink. Grease causes main drains to back up and apartments to flood. You will put grease in a closed container and dispose in trash.
 - (r) You will flush only toilet paper down the toilet. Any other objects ie. Feminine products and paper towels will cause the toilet to back up or break the toilet.
 - (s) You must have a plunger near your toilet. If your toilet backs up, use it first before you call us.
 - (t) Any damage caused in common areas such as broken windows, doors, spindles, landscape, laundry room, etc., the cost will be divided among all tenants using the area.
 - (u) We must approve all sublets in writing.
 - (v) At times during your stay a problem may develop between tenants. Please work them out.
 - (w) We do not allow the washing of cars or any clothes or dishwashing machines in Apartment.
 - (x) To insure security deposit refund – your unit and appliances must be clean, inside and out. All floors must be washed, all walls, molding, and doors must be washed down, all windows and windowsills must be clean, all rents must be current. All late fees paid. Interest on security will be paid when tenants vacate unit.
 - (y) When you move out you will return the keys and give us a forwarding address to send your security and key deposit. We will send your move out statement and deposit amount within thirty days.
24. PARTIES: Parties are not allowed. What we mean by this is any one of the following:
 - (a) More than twelve people in your apartment.

