

Connecticut Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

2. Term

Lease starts (date): _____

Lease ends (date), or write month-to-month: _____

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

3. Rent

Monthly rent (\$): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days (\$, or 0): _____

4. Security deposit

Security deposit (\$): _____

Within 21 days after the tenancy ends or 15 days after the Landlord receives the Tenant's written forwarding address, whichever is later, the Landlord returns the deposit with accrued interest, less any damages, together with a written itemized statement of the damages deducted. The deposit may not exceed two months' rent, or one month's rent when the Tenant is 62 or older. The Landlord keeps the deposit in an escrow account at a Connecticut financial institution, tells the Tenant in writing the amount held and the bank's name and address within 30 days of receiving it, and pays interest each year at no less than the state deposit index rate.

Deposit held at (bank name, if the state requires a separate account): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

7. Use, pets and smoking

Pets allowed (describe, or none): _____

Smoking: _____

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

8. Entry

The Landlord gives reasonable written or oral notice before entering, enters at reasonable times, and needs no notice in an emergency.

9. Ending the lease and default

The Landlord ends a month-to-month tenancy for lapse of time with a written notice to quit given at least three days before the end of the monthly period, and the Tenant gives written notice before the end of the monthly period in which the Tenant leaves. If rent is unpaid or a term is broken, the Landlord gives the written notice Connecticut law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

10. Other terms

Additional terms (or none): _____

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- ☐ Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- ☐ Name and address of the person authorized to manage the Premises and of the owner or the owner's agent for service of process (Conn. Gen. Stat. 47a-6)
- ☐ Whether the Premises or any adjoining unit currently has bed bugs, with the date of the last inspection on request (Conn. Gen. Stat. 47a-7a(c))
- ☐ Whether the building has a working fire sprinkler system, in 12-point boldface, with the date of its last maintenance and inspection (Conn. Gen. Stat. 47a-3f)

Every town of 25,000 or more residents runs a fair rent commission that can review rent increases under Conn. Gen. Stat. 7-148b.

Signatures

Landlord

Signature

Date

Printed name

Tenant

Signature

Date

Printed name