**\*This model Lease Agreement is provided as a reference only\***

**\*All terms are subject to agreement by the parties\***

**\*Entering into this or any Lease Agreement constitutes a legally binding contract\***

**\*You should consult an attorney in order to fully understand the terms**

**of the Lease Agreement and your legal rights and obligations thereunder\***

**\*Do not sign this Lease Agreement if all blanks are not filled in,**

**include “N/A” if not applicable\***

**\*READ ALL PAGES BEFORE SIGNING\***

**CONNECTICUT MODEL LEASE AGREEMENT**

1. **Parties:** This Lease is an agreement between:

LANDLORD(S):

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT(S)

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

All notices in relation to this Lease shall be delivered to the Landlord at the address listed above and to the Tenant(s) at the address of the Premises, unless otherwise agreed upon.

1. **Premises:** The leased premises is located at: Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Apartment/dwelling unit number or other identification: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Use of Premises:** The Premises as defined herein shall be for the sole and exclusive use and occupation by the Tenant(s) and same’s exclusive family namely [USE AS MANY AS NEEDED]:
2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;
3. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;
4. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;
5. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;
6. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
7. **Term.** The Term of this lease shall start on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and end on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at 11:59 p.m. for a total term of \_\_\_\_\_\_\_\_\_\_\_\_\_\_**[ ] Year [ ] Months [ ] Other**\_\_\_\_\_\_\_\_\_\_\_\_
8. **Renewal Term.** Either Landlord or Tenant may terminate this lease at the end of the Term by giving **[ ] 30 days [ ] 60 days [ ] Other** \_\_\_\_\_\_\_\_\_\_\_\_\_\_ written notice prior to the end of the term. If neither Landlord nor Tenant has given the required notice, the lease will automatically be extended with all conditions remaining the same for a new term of **[ ] Month-to month [ ] One Year [ ] Other**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
9. **Rent.** Tenant agrees to pay rent to Landlord in the amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ per month. Rent is due on the first day of each month. Payments sent by mail should be mailed to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Landlord will provide a written receipt confirming all non-electronic payments. Landlord shall make prompt efforts to provide passwords, web addresses, and any other information in writing necessary to ensure Tenant may access their electronic payment methods. Rent shall not be increased or otherwise modified during the Term of this lease.
10. **Utilities:** [LANDLORD CHECK ALL THAT ARE APPLICABLE]:

Landlord agrees to pay for: [ ] Water [ ] Electricity [ ] Gas [ ] Heating Oil

[ ] Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant agrees to pay for: [ ] Water [ ] Electricity [ ] Gas [ ] Heating Oil

[ ] Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Security Deposit.** Tenant has paid or will pay $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **(amount)** as Security Deposit to Landlord by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **(date).** The Security Deposit shall be returned to the Tenant in accordance with the Security Deposit Act, Conn. General Statutes §47a-21. For other rights and responsibilities regarding Security Deposits, please refer to the website of the Connecticut Department of Banking, which can be found at: <https://portal.ct.gov/DOB/Rental-Security-Deposits/Rental-Security-Deposits/Rental-Security-Deposits>.

**Tenant’s Forwarding Address:** Tenant shall provide a forwarding address to the Landlord upon vacating the Premises for purposes of return of the security deposit and any other notices that may be necessary.

1. **Landlord Responsibilities.** Landlord agrees to follow all landlord responsibilities required by Connecticut law, including but not limited to:
	1. Properly maintaining the property by:
		1. Complying with applicable housing, health, safety and building codes,
		2. Promptly making repairs to maintain the apartment in a safe and habitable condition,
		3. Maintaining in good safe working condition all electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances and elevators, and
		4. Providing for appropriate waste removal and supplying reasonable running water, hot water, and heating facilities.
	2. Making reasonable efforts to mitigate rent loss if Tenant breaks the lease by moving out before the lease expires.
	3. Except in the case of emergency, entering the dwelling unit only with the consent of the Tenant, after prior reasonable written notice has been given to the Tenant, and for legitimate purposes.
	4. Adopting rules and regulations only if they are reasonable, fair, and with advance notice to the Tenant.
2. **Tenant Responsibilities.** Tenant agrees to follow all Tenant responsibilities required by Connecticut law, including but not limited to:
	1. Taking proper care of the dwelling unit by:
		1. Complying with all the requirements of the housing, health, safety and building codes primarily imposed on tenants,
		2. Keeping the dwelling unit as clean and safe as the condition of the Premises permits,
		3. Properly disposing of garbage and trash,
		4. Keeping plumbing fixtures and appliances as clean as their condition permits,
		5. Using all facilities and appliances in a reasonable manner, and
		6. Not deliberately or negligently damaging the apartment or creating a nuisance or allowing guests or other household members to do so.
	2. Not unreasonably refusing to allow the Landlord to enter the dwelling unit with prior written notice for legitimate purposes.
3. **Additional Provisions.** Landlord and Tenant also agree to the terms, if any, attached in the Additional Agreements Addendum.
4. **Required Lease Disclosures and Addendums.** Tenant hereby acknowledges receipt of the following disclosures and addendums:

[LANDLORD CHECK ALL BOXES THAT ARE APPLICABLE]:

☐ Common Interest Community Notice - for all units located in a common interest community (Connecticut General Statutes § 47a-3e)

☐ Operative Fire Sprinkler System Notice - for all units in Connecticut in a building of more than four stories (Connecticut General Statutes § 47a-3f)

☐ Bed Bug Disclosure - for all units (Connecticut General Statutes § 47a-7a)

☐ Lead Based Paint Disclosure - for rental units built prior to 1978 (24 C.F.R. § 35.88)

☐ Landlord rules and regulations

☐ Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**TENANT SIGNATURE/DATE LANDLORD SIGNATURE/DATE**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Additional Agreements Addendum (optional)**

Landlord and Tenant agree to the following additional agreements:

1. **PARKING:\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT INITIALS/DATE LANDLORD INITIALS/DATE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **PETS:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT INITIALS/DATE LANDLORD INITIALS/DATE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **SMOKING:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT INITIALS/DATE LANDLORD INITIALS/DATE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **REPAIRS PRIOR TO MOVE IN:\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT INITIALS/DATE LANDLORD INITIALS/DATE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **GUESTS:** Any Guest(s) of the Tenant(s) shall not be allowed to stay beyond \_\_\_\_\_\_ days without the consent of the Landlord.

TENANT INITIALS/DATE LANDLORD INITIALS/DATE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **SUBLETTING:**

☐ Subletting Not Allowed.

☐ Subletting Allowed. Conditions: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT INITIALS/DATE LANDLORD INITIALS/DATE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **OTHER ITEMS:\_\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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TENANT INITIALS/DATE LANDLORD INITIALS/DATE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_