Informational template — not legal advice.
This free Connecticut residential lease template is provided for general informational and educational use. Honestkey is not a law firm and does not provide legal advice. Landlord-tenant law changes and varies by city and situation; a template cannot cover every case. Before you use this document, have it reviewed by a licensed attorney in Connecticut and confirm every blank, amount, and required disclosure is complete and current. Using this template does not create an attorney-client relationship.

Residential Lease Agreement

State of Connecticut

Homes this form does not cover

This form was not written for manufactured or mobile homes, condominiums or co-ops, or subsidized housing.

Key terms

Home: _____

Landlord: _____

Tenant: _____

Term: From _____ to _____, or month to month

Rent: $_____ a month, due on the _____ day

Security deposit: $_____

Late fee: See Late fee below

Utilities Tenant pays: _____

1. Who this lease is between

This lease is between _____ ("Landlord") and _____ ("Tenant"). If more than one person signs as Tenant, "Tenant" means each of them.

Tenant's phone: _____.

2. Owner, manager and legal papers

Landlord's mailing address is _____.

Landlord's phone number is _____.

Landlord's email is _____.

Who owns the home (tick one):

☐ Landlord signs this lease as property manager or agent for the owner: _____, _____.

☐ Landlord owns the home.

The person who accepts notices and legal papers for Landlord is _____, at

_____. Landlord will tell Tenant in writing if any of these details change.

3. Emergency and repairs contact

In an emergency, call 911 first if anyone is in danger. The emergency contact for an urgent problem with the home, such as a burst pipe or no heat in cold weather, is _____, at any hour.

Send repair requests to _____.

4. Who lives in the home

The people who sign as Tenant and these other people may live in the home: _____. No more than _____ people may live in the home.

A child born to, adopted by or placed with Tenant during this lease may live in the home. Tenant will tell Landlord so this list stays correct.

5. The home

Landlord rents to Tenant the home at _____, in Connecticut (the "Home"). Tenant may also use any shared areas of the property that are meant for tenants, such as hallways, laundry rooms and yards, subject to the rules in this lease.

6. How long this lease lasts

Length of this lease (tick one):

☐ This lease starts on _____ and ends on _____.

☐ This lease starts on _____ and continues month to month until one side ends it as this lease describes.

If the Home is not ready for Tenant on the start date, Tenant owes no rent until it is. If it is still not ready 7 days after the start date, Tenant may cancel this lease in writing and get back everything Tenant has paid. Tenant keeps any other right the law gives in this situation.

7. When the term ends

When the fixed term ends (tick one):

☐ When the term ends, this lease continues month to month on the same terms unless either side has given the notice this lease requires.

☐ This lease ends on the end date and Tenant will move out by that day.

☐ This lease ends on the end date unless both sides sign a renewal.

If Tenant stays after this lease has ended without Landlord's agreement, Tenant owes rent for each day of the stay at this lease's daily rate, and Landlord may use the process the law allows to regain the Home.

8. Rent

Rent is $_____ a month, due in advance on the _____ day of each month. Tenant does not need a reminder to pay it.

If the due day is a Saturday, Sunday or legal holiday, rent received on the next business day is on time.

Pay rent to _____ at _____.

9. How to pay

Tenant may pay rent by:_____.

Paying online (tick one):

☐ Rent cannot be paid online.

☐ Tenant may pay rent online with no fee.

☐ Tenant may pay rent online. Paying online is optional, and the fee of_____ applies only to a payment Tenant chooses to make that way. It is not part of the rent.

Landlord will not require Tenant to pay the rent or the security deposit only by electronic funds transfer. Tenant may also pay by check, draft or a similar paper payment.

When Landlord receives a payment in cash from or for an occupant, Landlord will give the person paying a receipt stating the date of the payment, the amount received and the purpose for which the payment was made.

10. First month's rent

If this lease starts after the first day of a month, the first payment covers only the days from the start date to the end of that month: $_____. If no amount is written here, the full rent is due from the start.

11. Returned payments

If a check Tenant gave Landlord is dishonored, Tenant owes a returned-check service charge of $_____, and still owes the payment itself. If no amount is written here, no returned-check fee is charged. The service charge is never more than $20 for each dishonored check, whatever amount is written here, and Landlord will not charge it if Tenant had stopped payment on the check, the check was stolen, or Tenant has raised a reasonable defense to the debt the check was for.

12. Partial payments

Partial payments (tick one):

☐ Landlord does not have to accept less than the full amount due. There is no charge for offering a partial payment.

☐ Landlord accepts partial payments, with no extra charge. Tenant still owes the rest by the due date.

A payment goes first to the oldest rent owed, then to other amounts owed. Accepting a partial payment does not cancel what is still owed, and does not give up any right unless Landlord agrees in writing or the law says otherwise.

13. Other fees

Any other fee is listed here, with what it is for. If nothing is written here, this lease requires no other fee.

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

14. What is due at move-in

Due before Tenant moves in. If no amount is written on a line, nothing is due for it.

First month's rent: $_____

Security deposit: $_____

Pet deposit: $_____

Key deposit: $_____

Last month's rent paid up front: $_____

Other: $_____

Total due at move-in: $_____

15. Security deposit

Tenant pays a security deposit of $_____. It remains Tenant's money, held against what Tenant may owe at the end of this lease. It is not rent, and Tenant may not use it as the last month's rent unless Landlord agrees in writing.

When the tenancy ends, Landlord may keep from the deposit and its accrued interest only the damages Landlord suffers because Tenant did not meet Tenant's obligations. Those obligations are rent or utility payments Tenant owes Landlord, Tenant's duties under Connecticut's landlord and tenant law (Conn. Gen. Stat. 47a-11), and the actual reasonable cost of changing the locks for Tenant under Conn. Gen. Stat. 47a-7b if Tenant has not paid it.

Tenant gets back the rest. To speed that up, Tenant should give Landlord a forwarding address in writing when moving out. Any other deposit this lease lists is handled the same way. Where the law limits deposits, it may count toward that limit.

No later than 21 days after the tenancy ends, or 15 days after Landlord receives Tenant's written forwarding address, whichever is later, Landlord will deliver to Tenant at that address either the full deposit plus accrued interest, or the balance of the deposit and accrued interest after deductions, together with a written statement itemizing the nature and amount of each deduction.

16. Where the deposit is held

Landlord will immediately put the whole security deposit into an escrow account at a financial institution located in Connecticut, held for Tenant's benefit.

No later than 30 days after Landlord receives the deposit, and again no later than 30 days after Landlord moves it to another financial institution or escrow account, Landlord will give Tenant a written notice of the amount held for Tenant and the name and address of the financial institution.

Landlord will pay interest on the deposit at a rate of not less than the deposit index Connecticut law sets for each year. On each anniversary of the tenancy, Landlord will pay the interest to Tenant or credit it toward the next rent due, as Landlord decides. If the tenancy ends before the anniversary, or Landlord returns all or part of the deposit before the tenancy ends, Landlord will pay the accrued interest to Tenant no later than 21 days after that. No interest is owed for a month in which Tenant was more than ten days late with the monthly rent, unless Landlord charged a late fee for that delay. Landlord will not raise the rent because Landlord pays this interest.

17. Rent increases

During a fixed term, rent stays the same unless both sides agree in writing.

A rent increase takes effect only if Landlord has given Tenant written notice of it at least 45 days before the day it is to take effect. If the lease has a term of one month or less, Landlord will give the notice a number of days equal to the length of a full term of the lease. Tenant's silence in answer to a notice does not mean Tenant agrees to the increase.

18. Using the home

The Home is Tenant's private home. Quiet work from home that brings no customers, signs or extra traffic is fine. Any other business use needs Landlord's written agreement.

19. Guests

Guests are welcome. A guest who stays more than _____ days in a row becomes someone who lives in the Home, and needs Landlord's written agreement first, which will not be unreasonably refused. Tenant is responsible for how guests behave and for any damage they cause.

20. Subletting and transfer

Tenant may not sublet the Home or transfer this lease without Landlord's written agreement. Landlord will consider each request fairly and answer in writing within a reasonable time.

21. Short-term rentals

Tenant may not rent out the Home or any room for short stays, through a listing site or otherwise, without Landlord's written agreement.

22. Everyone is responsible together

Each person who signs as Tenant is responsible for all of what this lease requires, including the whole rent, and not only a share. Landlord may ask any one of them, or all of them, for what is owed. This does not take away any right the law gives a person to leave a lease early, or to be released from it.

23. Pets

Pets (tick one):

☐ No pets may live in or visit the Home without Landlord's written agreement.

☐ These pets may live in the Home: _____. Tenant will keep them under control, clean up after them and pay for any damage they cause beyond normal wear and tear.

If pets are allowed: the pet deposit is $_____ and pet rent is $_____ a month. If no amount is written here, none is charged. A pet deposit is handled like the security deposit. Where the law limits deposits, it may count toward that limit.

24. Assistance animals

An assistance animal for a person with a disability is not a pet. The pet rules, pet deposits and pet rent do not apply to it, though Tenant may be responsible for damage it causes, as the law provides. Landlord will consider requests as fair-housing law requires.

25. Smoking and vaping

Smoking and vaping (tick one):

☐ No one may smoke or vape anything inside the Home, on its balconies or patios, or in shared indoor areas.

☐ Smoking and vaping are allowed inside the Home. They are not allowed in shared indoor areas. Tenant pays for any damage beyond normal wear and tear, including burns and lasting odor.

26. Parking and vehicles

Parking (tick one):

☐ No parking comes with this lease.

☐ This parking comes with the Home: _____. Vehicles parked there must be in working order and legally registered. A vehicle may be towed only as the law allows.

27. Storage

☐ This storage comes with the Home: _____. Tenant may not keep anything dangerous there.

28. Keys and locks

At move-in Tenant receives:_____. Tenant returns all keys at move-out.

Tenant will not change or add a lock without Landlord's written agreement, unless the law gives Tenant the right to, and will give Landlord a key to any new lock unless the law says otherwise.

If Tenant loses a key, or asks to be let in, the charge for that help is_____. If no amount is written here, there is no charge.

Except through the eviction process the law provides, Landlord will not lock Tenant out, remove doors or belongings, or shut off a utility to make Tenant leave or pay.

29. House rules

Tenant will follow any written rules Landlord has given Tenant. A rule must be fair, clear and apply to all tenants alike. A later rule that materially changes this lease needs Tenant's written agreement, unless the law allows it on notice.

Community rules (tick one):

☐ No homeowners association or community rules apply to the Home.

☐ Homeowners association or community rules apply to the Home. Landlord has given Tenant a copy, and Tenant will follow them.

A rule Landlord adopts about the use of the premises binds Tenant only if Tenant had notice of it when Tenant signed this lease or when the rule was adopted, and only if it meets the tests Connecticut law sets: it promotes the convenience, safety or welfare of the tenants, preserves Landlord's property from abusive use, or fairly shares services and facilities; it is reasonably related to that purpose; it applies to all tenants in the premises fairly; and it is explicit enough to tell Tenant what to do or not do. A rule adopted after Tenant signs this lease that would substantially change this lease is not valid unless Tenant agrees to it in writing.

30. Changes to the Home

Tenant needs Landlord's written agreement before painting, or making any lasting change to the Home. Small nail holes for pictures are normal wear and tear. A Tenant with a disability may ask to make a change the person needs, as fair-housing law allows.

31. Respect for neighbors

Tenant, Tenant's household and guests will not disturb neighbors' peaceful enjoyment of their homes, make the property unsafe or use the property for anything illegal.

32. Move-in condition record

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the attached Move-in Condition Record, a move-in checklist of the condition of the Home and everything Landlord provides in it.

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the inspection report, a move-in checklist of the condition of the Home and everything Landlord provides in it. The signed report is part of this lease.

Each keeps a copy. Tenant may add anything found in the first 7 days by writing to Landlord. The record is used at move-out to tell damage from what was already there.

After this lease is signed and before Tenant moves in, Landlord will offer Tenant a walk-through of the Home. If Tenant asks for one, Landlord and Tenant will use the Connecticut Department of Housing's pre-occupancy walk-through checklist, note on it every existing condition, defect and damage they see, sign two copies, and each keep a copy. Landlord will not keep any part of the security deposit, or ask Tenant to pay, for any condition, defect or damage noted on that checklist.

33. What Landlord takes care of

Landlord will keep the Home fit to live in, as the law requires: its structure, roof, doors and windows; its plumbing, electricity, heating and hot water; anything else Landlord provides in it; and any shared areas.

Tenant does not pay for repairs that are Landlord's duty, unless Tenant, someone in Tenant's household or a guest caused the problem through a deliberate or careless act, and the law allows the charge.

34. What Tenant takes care of

Tenant will keep the Home clean and safe, put out trash and recycling, use its fixtures and appliances properly, and promptly report anything that needs repair. Tenant pays to fix damage beyond normal wear and tear caused by Tenant, Tenant's household or guests.

35. How to ask for a repair

Tenant should ask for repairs in writing, by message or email, to the contact named above, and by phone in an emergency. Landlord will respond within a reasonable time, and sooner when health or safety is at stake. Nothing here takes away a right the law gives Tenant if a repair is not made.

36. Reporting a problem to the authorities

Tenant may report a nuisance, or code violations of a building, safety or health code, to the local government office that handles them, or to the police if it is a crime.

Landlord will not retaliate against Tenant for making a report in good faith.

37. Smoke and carbon monoxide alarms

The Home has working smoke alarms and, where the law requires them, carbon monoxide alarms. Tenant will test them regularly, leave them connected and tell Landlord at once if one is not working.

38. Appliances and furnishings

These come with the Home: _____. Landlord repairs them unless Tenant, Tenant's household or a guest caused the damage.

39. Pests and bed bugs

Tenant will keep the Home clean, tell Landlord promptly about any sign of pests or bed bugs, and cooperate with treatment. Landlord will deal with pests as the law requires, and Tenant pays only where Tenant's household or guests caused the problem and the law allows the charge.

40. Mold and moisture

Tenant will use fans and open windows to control moisture, wipe up water promptly and tell Landlord promptly about any leak or mold. Landlord will fix leaks and the moisture problems that are Landlord's duty.

41. Utilities and services

Tenant pays for these utilities:_____. Landlord pays for these utilities: _____.

These services come with the rent: _____.

Tenant will open any account in Tenant's own name that Tenant is responsible for, and keep it paid, so that service is not cut off.

42. Yard and snow

Yard and snow, for a house (tick one):

☐ Tenant takes care of the yard and clears snow and ice from the Home's walkways.

☐ Landlord takes care of the yard and clears snow and ice from the Home's walkways.

43. Renters insurance

Renters insurance (tick one):

☐ This lease does not require renters insurance, and Landlord recommends it. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant will carry renters insurance with at least $_____ of liability coverage and show proof when asked. Landlord's insurance does not cover Tenant's belongings.

44. Belongings and responsibility for harm

Landlord does not insure Tenant's belongings. Nothing in this lease excuses Landlord, Landlord's agents or employees, or Tenant from responsibility for negligent or wrongful acts, or for anything else the law makes them responsible for.

Nothing in this lease limits any liability Landlord has under the law, and Tenant does not agree to cover Landlord's liability or the costs connected with it.

45. Fire or other serious damage

If fire or other casualty damages or destroys the Home or the building so badly that Tenant's enjoyment of the Home is substantially impaired, Tenant does not owe rent for as long as the impairment lasts, unless Tenant's negligence or willful act caused the damage. Tenant may then move out right away and must tell Landlord in writing, within 14 days after moving out, that Tenant is ending this lease. The lease then ends on the date Tenant moves out. If Tenant can lawfully keep living in the Home, Tenant may instead move out of the part that cannot be used, and what Tenant owes for using the Home goes down in proportion to the loss in the Home's fair rental value. If the lease ends, Landlord will return the deposit and any rent paid ahead as the law requires, and rent is settled as of the date of the fire or other casualty.

46. When Landlord may enter

Landlord may enter the Home for the reasons the law allows, such as to inspect it, make repairs or agreed improvements, or show it to buyers, new tenants, lenders or workers, and will not use entry to harass Tenant.

Except in an emergency, Landlord will give Tenant reasonable written or oral notice before entering the Home, and will enter only at reasonable times. Tenant will not unreasonably withhold consent to Landlord entering to inspect the Home, make necessary or agreed repairs, alterations or improvements, supply necessary or agreed services, or show the Home to buyers, mortgage lenders, tenants, workers or contractors. Landlord will not abuse the right of entry or use it to harass Tenant.

Landlord will not enter the Home without Tenant's consent except in an emergency, while Tenant is away for an extended absence that Tenant has told Landlord about, under a court order, or if Tenant has abandoned or given up the Home.

47. Showing the Home

When the Home is for sale, or this lease is ending, Landlord may show it to buyers or new tenants under the entry rules above, and may put up a sign if the law allows.

48. Giving notice to move out

To end a month-to-month tenancy, or to end this lease at the end of its term where notice is needed, either side gives the other written notice, at least as far ahead as any period the law sets.

A notice must be in writing and say the date the tenancy ends.

49. Leaving early

☐ Tenant may end this lease early by giving_____ days' written notice and paying _____. Once Tenant has done that and moved out, Tenant owes no more rent after the date in the notice.

If Tenant abandons the Home, Landlord will make reasonable efforts to rent the Home again at a fair rental. If Landlord does not make those reasonable efforts, Connecticut law treats this lease as ended by Landlord on the day Landlord learns Tenant has abandoned the Home. If Landlord ends this lease because Tenant broke it and then asks a court for money, Landlord must also reduce Tenant's losses, as Connecticut law requires.

50. Military service

A Tenant who joins the military, or who is on active duty and receives orders for a permanent change of station or a deployment of 90 days or more, may end this lease early under the federal Servicemembers Civil Relief Act, by giving Landlord written notice and a copy of the orders. The Act also covers a servicemember's

household in some cases. Landlord may not charge an early-termination fee for using this right.

51. Safety, and other rights to leave early

Whatever this lease says, a Tenant who is a victim of family violence or of sexual assault, or who is the parent or guardian with physical custody of a dependent who is a victim of certain sexual assault offenses, as Connecticut law defines them, and who reasonably believes it is necessary to leave the Home because of fear of imminent harm to Tenant or to Tenant's dependent, may end this lease without penalty or liability for the rest of its term by giving Landlord written notice at least 30 days before the date Tenant intends to end it. The notice includes a statement made under oath or affirmation that Tenant or Tenant's dependent is such a victim, that Tenant intends to end this lease on that date, and that Tenant has moved out or will move out and take Tenant's belongings before that date (and that anything left is abandoned). It also includes either a copy of a police or court record, dated not more than 90 days before the notice, about an act of family violence or sexual assault against Tenant or Tenant's dependent, or a signed written statement about such an act, dated not more than 30 days before the notice, from an employee of the Office of Victim Services in the Judicial Department or of the Office of Victim Advocate. Ending this lease this way does not release Tenant from rent owed before the end date or from damage Tenant caused, and does not release any other tenant.

Whatever this lease says, when Tenant is named as a protected person in a protective or restraining order or a registered foreign order of protection that is in effect and requires the other person to stay away from Tenant's home or a minimum distance from Tenant, Landlord will change the locks, or let Tenant change them, if Tenant asks and gives Landlord a copy of the order. Landlord will tell Tenant within six hours of the request whether Landlord will change the locks or let Tenant change them, and if Landlord will change them, Landlord will do so within 48 hours of the request and give Tenant a key to the new locks.

52. If either side breaks this lease

If Tenant does not pay rent or breaks another term, Landlord will give Tenant the written notice the law requires, with any chance to fix the problem that the law gives. If it is not fixed, Landlord may go to court to end the tenancy and recover what is owed. Landlord will not remove Tenant or Tenant's belongings by force or by shutting off essential services, and will use only the steps the law allows, including the court process the law provides.

If Landlord breaks this lease or does not keep the Home fit to live in, Tenant has the rights and remedies the law gives. Neither side gives up a right by waiting to use it, unless the law says otherwise.

53. If Tenant leaves without notice, or leaves belongings

Landlord may treat the Home as abandoned, and deal with anything left behind, only as the law allows.

54. Moving out

When moving out, Tenant will remove all belongings, leave the Home clean and in the condition it was in at move-in apart from normal wear and tear, return all keys and give Landlord a forwarding address in writing. Tenant may ask to be present when Landlord inspects the Home, and Landlord will agree if it can reasonably be arranged, or as the law requires.

55. If the Home is sold

If the Home is sold, this lease stays in force. Landlord will tell Tenant in writing who the new owner is and where to pay rent, and will transfer the deposit as the law requires.

56. Attorney fees

☐ If Landlord and Tenant go to court over this lease, the side that wins may recover reasonable attorney fees and court costs, if the court awards them. In any court case in which money damages are awarded, the attorney fees Tenant must pay Landlord will not be more than fifteen percent of any judgment against Tenant.

57. How notices are given

A notice under this lease must be in writing and delivered by hand, or sent by mail, to Tenant at the Home and to Landlord at the address for notices above. Email or text counts only if both sides have agreed to it in writing and the law allows it. Legal papers are served as the law requires.

58. The whole agreement

This lease and its attachments are the whole agreement. Changes must be in writing and signed by both sides. If any part conflicts with the law, the law controls, and the rest of this lease still applies. Nothing in this lease takes away a right that the law says cannot be given up.

59. Which law applies

Connecticut law and any local law that applies to the Home govern this lease.

60. Fair housing

Landlord does not discriminate on any basis the law forbids, including race, color, religion, sex, disability, familial status or national origin. A Tenant with a disability may ask for a reasonable change in rules, services or the Home that the person needs, as fair-housing law provides, by writing to the contact for notices.

61. Signing electronically

Both sides may sign this lease electronically, and an electronic signature counts the same as one on paper. Anyone who would rather sign on paper may ask, and Landlord will arrange it.

62. Copies

Each Tenant receives a signed copy of this lease and its attachments, free of charge, when it is signed. Landlord will give another copy on request, within a reasonable time.

63. Language

If this lease was negotiated mainly in a language other than English, Tenant should ask for a translation, which the law requires in some places, and should ask for help with anything in this lease Tenant does not understand.

64. Lead-Based Paint Disclosure (homes built before 1978)

This section applies if the home was built before 1978, unless the home is exempt under federal law.☐ The home was built in 1978 or later, so this section does not apply.

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's disclosure (tick one): ☐ Landlord knows of lead-based paint and/or lead-based paint hazards in the housing, as follows: _____. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports (tick one): ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's acknowledgment: Tenant has received copies of all information listed above and the pamphlet Protect Your Family From Lead in Your Home.

Agent's acknowledgment, if an agent acts for Landlord: The agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852d and is aware of the agent's duty to ensure compliance with 40 CFR Part 745, Subpart F.

Certification: By signing this Lease, each person signing certifies that, to the best of their knowledge, the information they have provided above is true and accurate. The dates of signature are those recorded with each signature on this Lease.

65. Fire sprinkler system

The building is required by law to have a fire sprinkler system (tick one):

☐ The building does not have an operative fire sprinkler system.

☐ The building has an operative fire sprinkler system. The last maintenance and inspection of the system was on _____.

66. Common interest community

☐ The Home is located in a common interest community. Connecticut law requires a declarant, a successor declarant, or a person acting for one, who rents a dwelling unit in a common interest community to give the tenant written notice of that before the rental agreement is entered into. This is that written notice.

67. Utilities without a separate meter

Whatever the list of utilities above says, Tenant does not agree to pay for any utility billed to Tenant if no separate meter measures the utility delivered exclusively to the Home.

Landlord, and not Tenant, pays for these utilities, because no separate meter measures what is delivered only to the Home: _____.

68. Late fee

A late fee, if this lease charges one, is owed only on rent that is not paid by the end of the grace period. The grace period is nine days after the day the rent is due (four days in a one-week tenancy), and five days longer in any week or month in which Landlord's online rent payment system prevents Tenant from paying the rent when it is due. The late fee will never be more than the lesser of $5 for each day, up to a maximum of $50, or five percent of the late rent payment (five percent of Tenant's share of the payment, if a government or charitable entity pays part of the rent). Landlord charges only one late fee on a late rent payment, however long it stays unpaid.

No late fee is owed on rent Tenant pays to the court clerk, or deducts, as Connecticut law allows.

The rent is the same amount whether Tenant pays it on the due date or within the grace period. Tenant gets no

lower rent for paying early, and no late fee is charged before the grace period ends.

69. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

By signing, each party agrees to this lease and its attachments.

Move-in Condition Record

Landlord and Tenant fill this in together before Tenant moves in. Write what is there and what condition it is in, including anything Landlord provides. Note anything already damaged or worn, and take dated photos if you can. Each side keeps a signed copy. This record is part of the lease.

Entry and hallways: _____

Living room: _____

Kitchen: counters, cabinets, sink: _____

Kitchen: stove, oven, refrigerator: _____

Dining area: _____

Bedroom 1: _____

Bedroom 2: _____

Bedroom 3: _____

Bathroom 1: _____

Bathroom 2: _____

Windows, screens, blinds: _____

Floors and carpet: _____

Walls, ceilings, paint: _____

Heating and cooling: _____

Smoke and carbon monoxide alarms: _____

Laundry: _____

Garage, parking, storage: _____

Yard, patio, balcony: _____

Keys and remotes given: _____

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Pet Addendum

This addendum is part of the lease. It applies to these pets only:

_____.

Tenant will keep each pet licensed and vaccinated as the law requires, keep it under control, clean up after it, and make sure it does not disturb neighbors or harm anyone. Tenant pays for any damage a pet causes beyond

normal wear and tear.

A new or replacement pet needs Landlord's written agreement. Landlord may ask Tenant to remove a pet that seriously threatens health or safety, or that keeps disturbing neighbors after written warning, as the law allows.

An assistance animal for a person with a disability is not a pet, and this addendum does not apply to it.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Parking Rules

This addendum is part of the lease. Tenant may park in: _____.

Each vehicle must be in working order and legally registered. Tenant will not store or repair vehicles in a way that leaks fluids, blocks others or breaks local rules. A vehicle may be towed only as the law allows, and with any notice the law requires.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Smoke-Free Addendum

This addendum is part of the lease. No one may smoke or vape anything inside the Home, on its balconies or patios, in shared indoor areas, or anywhere else on the property that Landlord has marked as smoke-free.

Tenant is responsible for what Tenant's household and guests do. Tenant pays to repair damage caused by smoking or vaping beyond normal wear and tear, including burns and lasting odor. Where a person's disability calls for a change to this rule, Tenant may ask for one as fair-housing law provides.

Landlord: _____ Date: _____

Tenant: _____ Date: _____