

Sample Lease Only
 967 Asylum Avenue
 Hartford, Ct. 06105
 Telephone: (860)-246-4517
 Facsimile: (860)-246-4743

APARTMENT LEASE AGREEMENT

DATE OF LEASE: MM/DD/YYYY	TERMS OF LEASE: (Length of lease) Beginning – Ending (Start/End)	MONTHLY RENT \$(rent due) Payable in Advance on the 1 st of each month	Security Deposit \$(deposit amount)
YOU: (Your name here) APARTMENT NUMBER: (Apt#) ADDRESS: (Your address here) HARTFORD, CT 06105		LANDLORD (WE/US): Sample Lease Only 967 ASYLUM AVENUE HARTFORD, CT. 06105	

1. RENT

- (A) You agree to pay a monthly rent as indicated above. Each monthly payment is due on the **first day of the month. Total rent owed is \$XXXX.00 at a rate of \$XXX per month for XX months regardless of whether of not tenant fulfills lease obligation, unless both parties agree to void lease for an agreed amount under written contract. SAMPLE LEASE.**
- (B) You will send the rent each month to the landlord at the above location.
- (C) If we don't receive your rent in our bookkeeping department by the close business (5 p.m.) on the **10th day** of the month, you will pay a late charge of **\$XX.00**
- (D) A **\$XX.00** booking charge will be paid by you if your rent check is returned to us by the bank for any reason, plus a late charge if this occurs after the 10th of the month.

2. RENEWAL AND TERMINATION

- (A) We agree to give you thirty (30) days written notice of any rent increase.
- (B) You agree to give us thirty (30) days written notice of your intention to renew this lease, or of your intention to vacate your apartment after the expiration of this lease.
- (C) If you remain after your lease expires, we may charge you for the fair rental value of your apartment on a month-to-month basis and all other rules, regulations, terms and conditions of the lease shall continue to apply.

3. SECURITY DEPOSIT

- (A) You agree to pay a security deposit as indicated above.
- (B) We may use your security deposit to pay for any damages caused by you, your family, friends, or guests. We will send you written notice of the damages to be deducted from your security deposit.
- (C) You may not use your security deposit to pay your rent or any portion thereof.
- (D) If you are served an eviction notice, or willingly vacate prior to expiration of your lease term, your security deposit will be forfeited.
- (E) You will be liable for all damage done to the premises (including labor and materials) even if in excess of your security deposit.

4. USE OF THE PREMISES

- (A) You will use the premises only as a private residence for (X) person(s), whose names are as follows:
-
- (B) You will not assign or sublet any part of the premises.
- (C) If your apartment is not ready on the date this lease begins because the building in which it is located lacks a certificate of occupancy or is otherwise incomplete, we will not pay any interim housing costs. Such a delay will not extend the term of this lease, but you will pay rent only when the apartment is ready for occupancy.
- (D) You shall inform us immediately of any changes in the names/identities of the occupants of your apartment as listed in (A) above.

5. UTILITIES

- (A) You will pay directly to the utility company for the cost of the following services: Electricity , Cooking gas , gas , hot water , oil , water , and sewer . We will not be responsible or liable for any delays or disruptions in the above utility services.

6. APPLIANCES

- (A) We will provide, at no additional charge, the following appliances for your use: refrigerator , stove , dishwasher , garbage disposal , air conditioner , microwave , washing machine , dryer , other _____.

7. CARE OF THE PREMISES BY YOU

- (A) You will not damage or alter your apartment and you will keep it in a clean and safe condition.
- (B) You will repair all damages to the premises, including heating, plumbing, water and electrical systems, intentionally or negligently caused by you, your family, friends or guests.
- (C) You will dispose of your garbage as we direct, including recycling.

8. OUR RIGHT TO ENTER THE PREMISES

- (A) We may enter your apartment at reasonable times, with notice, to inspect, make repairs, supply services or show the premises to prospective buyers or tenants. We will perform routine repair and maintenance work during reasonable hours.
- (B) We may enter your apartment to investigate a problem, which is affecting another apartment.
- (C) In the case of an emergency, we may enter the premises immediately.

9. DEFAULT AND CANCELLATION

- (A) You will be in default if:
1. You fail to pay your rent by the close of business on the 10th day of the month in which your rent was due: or
 2. Break any provision, term, rule, regulation or condition of this lease: or
 3. Remain in the premises after this lease ends without our consent.
- (B) If you are in default, we may take possession of the premises according to the governing summary process statutes and recover our damages.
- (C) In the event you are served an eviction notice, any payments received will be accepted for use and occupancy only.
- (D) If we bring a summary process or any other legal action against you, you will pay all of our court costs and attorney's fees. Our costs will include a \$XXX.00 charge for the management agent's appearance in court.
- (E) If you are a member of the Armed Forces, or become one during the term of this lease, you may cancel this lease on receipt of orders requiring you to move beyond forty (40) miles from the subject premises. You must pay all rent due, give us at least thirty (30) days notice, and send us a copy of your orders.
- (F) We may cancel this lease with three (3) days notice if the premises are substantially damaged or destroyed and we decide not to rebuild.

10. LIABILITY

- (A) We are not liable for any damages to or loss of your personal property that occurs on the premises. This includes motor vehicles parked on premises..
- (B) You will be liable for any loss or damage that occurs on or to the premises caused by you, your family, friends or guests.
- (C) You are required to procure your own renter's policy to cover your personal property and personal liability.

11. PETS

- (A) You may keep the following pet(s): **NONE**. You will be responsible for any damage caused by your pet.

12. MISCELLANEOUS

- (A) If you do not return the key(s) given to you upon signing this lease, you will pay a \$XX.00 penalty per lock. You acknowledge that you have received one (1) Key per lock.
- (B) All notices under this lease must be given in writing to the address listed on the first page of this lease.
- (C) Any changes to the lease must be made in writing and at our request; you will sign a notice of the changes.
- (D) If you violate any part of this lease and we do not enforce it, we do not waive our right to enforce another like violation later.
- (E) This lease is subject to all present liens or mortgages placed on the property. You will subordinate your lease to all future liens or mortgages.
- (F) If any part of this lease is held to be invalid or unenforceable, the remaining parts will apply in full force and effect.
- (G) This lease is binding on the heirs and assigns of Landlord and Resident(s).
- (H) Pursuant to Title X (Residential Lead Based Paint Hazard Reduction Act of 1992), and unless otherwise stated within, Landlord has no reports or records pertaining to lead-based paint and/or lead based paint hazards in the housing and Tenant acknowledges receipt of the pamphlet *Protect Your Family From Lead In Your Home*.

13. RULES AND REGULATIONS

- (A) You will not disturb your neighbors or create any nuisance on the premises.
- (B) You will not break any law or do anything to increase our insurance rates.
- (C) You will not litter or obstruct laws, walks, driveways, grounds, or common halls with personal property or trash.
- (D) You will not overload electrical systems or use bathroom or kitchen fixtures to dispose of garbage improperly.
- (E) You will not erect any window or door signs or outdoor radio or television aerials. You will not hang clotheslines or clothing on apartment balconies or decks.
- (F) You will not install a dishwasher, washing machine, clothes dryer, air conditioner, or other appliance(s) in your apartment without our prior written consent.
- (G) You will at all times maintain sufficient heat in your apartment to keep pipes from freezing. If you plan to be absent for more than ten (10) days, you will give written notice to us so that we may inspect to ensure the maintenance and minimum heat in your apartment.
- (H) You will not store any flammable, hazardous, or toxic substance in or around the premises.
- (I) You will not keep any water-filled furniture or equipment, such as a waterbed, in your apartment.
- (J) You will not repaint your apartment without permission.
- (K) You will not change the lock on your apartment door.
- (L) You will replace your own light bulbs.
- (M) You will obey all parking regulations.
- (N) You will encourage your children to play only in the playgrounds, if they are provided.
- (O) You will not keep unregistered, commercial, recreational, or hazardous motor vehicles on the premises.

- (P) You will not use any barbecue and/or gas grills on the premises.
- (Q) You will not use any kerosene heater or electric space heater.
- (R) You will not use the parking area to make repairs to vehicle(s).
- (S) You will not use, or bring onto the premises, any illegal substances.
- (T) You will pay us a \$XX.00 fee if you are locked out of your apartment and require our assistance for reentry.

OTHER: _____

14. CHANGES

- (A) You will agree to any reasonable changes in these regulations.

15. SIGNATURES

- (A) All the foregoing terms and conditions are clearly understood and mutually agreed. The parties, You (resident) and We (landlord/agent), have entered into this lease on the date listed on the top of the first page.

THIS LEASE AND/OR ADDENDUM (S) TO LEASE AGREEMENT, executed by the hereinafter parties on:

Sign
→

X

X

RESIDENT 1

RESIDENT 2

GUARANTOR LANDLORD AGENT

GUARANTOR LANDLORD AGENT

ADDENDUM TO LEASE REGARDING SMOKE DETECTORS

1. Resident(s) acknowledge the existence of an operating smoke detector unit in this apartment.
2. Resident(s) recognized that it is His/Her responsibility to test each smoke detector on a weekly basis to assure that the unit is functioning properly.
3. Resident(s) recognize that they are required to check, maintain, and replace batteries.
4. Resident(s) recognizes that these responsibilities are in effect throughout the term of His/Her lease and/or occupancy of the apartment.
5. That in the event of smoke detector malfunction, Resident(s) will immediately notify the Landlord.

Sign
→

X

X

RESIDENT 1

RESIDENT 2

GUARANTOR LANDLORD AGENT

GUARANTOR LANDLORD AGENT

LEASE ADDENDUM FOR DRUG-FREE HOUSING

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Tenant agree as follows:

1. Tenant, any members of the tenant’s household, or a guest or other person under the tenant’s control shall not engage in any criminal activity, including drug-related criminal activity, on or near project premises. “Drug-related criminal activity” means the illegal manufacture, sale distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substance Act {21 U.S.C. 802 }

2. Tenant, any member of the tenant’s household, or guest or other person under the tenant’s control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near project premises.

3. Tenant or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

4. Tenant or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near project premises or otherwise.

5. Tenant, any member of the tenant’s household, or guest or other person under the tenant’s control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near project premises.

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This Lease Addendum is incorporated into the lease executed or renewed this day between Owner and Tenant.

THIS LEASE ADDENDUM, agreed to, acknowledged by, and executed by the hereinafter parties on.

Sign
➔

X

X

RESIDENT 1

RESIDENT 2

GUARANTOR LANDLORD AGENT

GUARANTOR LANDLORD AGENT

INSURANCE ADDENDUM

DATE: MM/DD/YYYY

I hereby acknowledge having been advised by sample lease only to procure renter's insurance covering my personal property. According to the terms of my rental agreement, neither management nor owner is in any way responsible for damage to my personal property or effects.

THIS INSURANCE ADDENDUM, having been acknowledged and agreed to by the aforementioned parties on.

Sign
→

X

RESIDENT 1

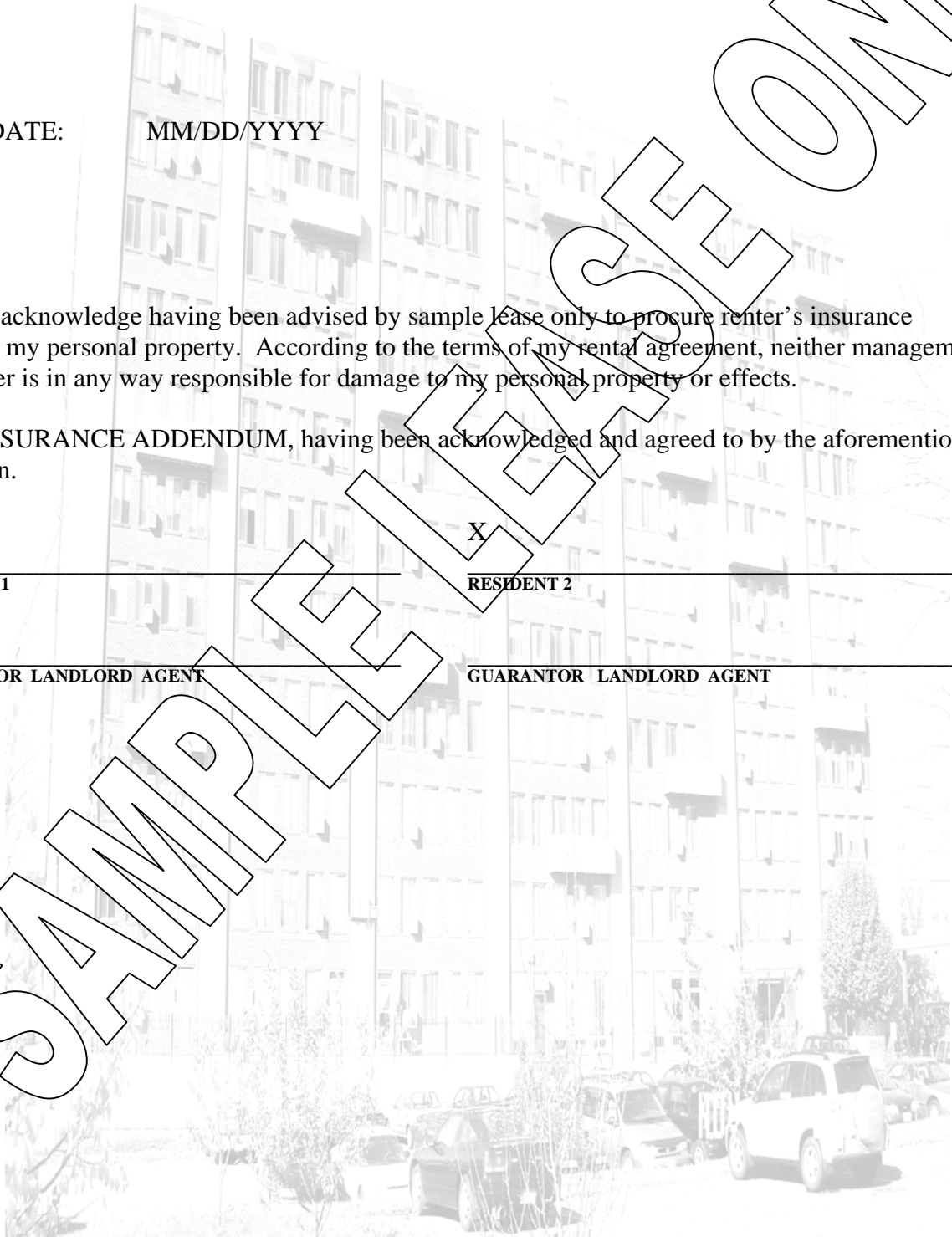
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RESIDENT 2

GUARANTOR LANDLORD AGENT

GUARANTOR LANDLORD AGENT

SAMPLE LEASE ONLY



Leasing Office

Sample Disclosure Format for Target Housing Rentals and Leases
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting Pre-1978 Housing, Landlords must disclose the Presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (please initial)

A) Presence of lead-based paint or lead based paint hazards. (check one below)

Known Lead based paint and/or lead based paint hazards are present in the housing
(Please explain)

Lessor has no knowledge of lead based paint and/or lead based paint hazards in the housing. (please initial)

B) Records and reports available to the lessor (check one below)

Lessor has provided the lessee with all available records and reports pertaining to lead based paint and/or lead based paint hazards in the housing. (list documents below)

Lessor has no reports or records pertaining to lead-based paint and/or lead based paint hazards in the housing.

Please
initial
letter C
→
And D
→

Lessee's Acknowledgement (please initial)

C) Lessee has received copies of all information listed above.

D) Lessee has received the pamphlet *Protect Your Family From Lead In Your Home*.

AGENT'S Acknowledgment (please initial)

E) Agent has informed the lessor of the lessors obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Sign
→

X

X

RESIDENT 1 DATE

RESIDENT 2 DATE

GUARANTOR LANDLORD AGENT DATE

GUARANTOR LANDLORD AGENT DATE

**LEASING OFFICE
967 ASYLUM AVENUE
HARTFORD, CT 06105
860-246-4517**

PARKING RULES AND REGULATIONS

- 1) **All vehicles must have a valid parking permit** issued by this management company in order to park inside parking lot. Make sure permit is prominently displayed, (marked side facing forward) at all times when vehicle is parked inside lot (*Failure to maintain/display permit may result in vehicle being towed*)
- 2) Every vehicle must be registered at all times. Vehicle must have valid license plates when parked in lot.
- 3) Vehicles that are abandoned, stolen, or derelict, or vehicles involved in collisions cannot be parked on the lot at anytime. Ensure that your car does not fit this category at any time. (E.g. broken glass, flat/missing tires, vehicles with exterior damage). Even with a permit, if your vehicle appears to be derelict, stolen or abandoned, or contains collision damage it may be towed.
- 4) Please park legitimately within each vehicle's respective parking boundaries. Parking on white lines or utilizing double parking spots is not allowed and will result in vehicle being towed.
- 5) Please understand that Management claims no responsibility whatsoever to vehicles parked in the lot. If you wish to cover your vehicle for damage, theft etc., renters insurance will cover your vehicle, as well as the apartment. You may procure renters insurance from various insurance agencies.

Please abide by the above rules and regulations at all times when parking within the parking lot to avoid getting your vehicle towed.

Vehicles are towed at the owner's expense.

Towed vehicles can be recovered from:

A & M TOWING AND RECOVERY INC

430 TOLLAND ST.

EAST HARTFORD, CT 06108

860-289-8887

X

RESIDENT 1

DATE

X

RESIDENT 2

DATE

GUARANTOR LANDLORD

DATE

GUARANTOR LANDLORD

DATE