

CONNECTICUT LEASE AGREEMENT

I. THE PARTIES

This Residential Lease Agreement (the "Agreement") is entered into on the ____ day of _____, 20____ (the "Effective Date"), by and between:

Landlord: _____ ("Landlord"), with a mailing address of:

AND

Tenant(s): _____ ("Tenant").

II. THE PREMISES

The Landlord agrees to lease to the Tenant, and the Tenant agrees to lease from the Landlord, the following property (the "Premises"):

Street Address: _____

City: _____ State: Connecticut Zip Code: _____

Unit Number (if applicable): _____

The Premises includes the following furnishings and appliances:

III. TERM OF LEASE

The term of this Agreement shall be (check one):

☐ **Fixed Term.** The lease shall commence on the _____ day of _____, 20____ and end on the _____ day of _____, 20____. Upon the end of the term, the Tenant shall vacate the Premises unless a new agreement is signed.

☐ **Month-to-Month.** The lease shall commence on the _____ day of _____, 20____ and continue on a month-to-month basis until terminated by either party with proper notice required by Connecticut law.

IV. RENT

The Tenant agrees to pay the Landlord rent in the amount of \$
_____ per month.

The Rent is due on the _____ day of each month.

Rent shall be paid by the following method(s):

☐ Cash ☐ Check ☐ Money Order ☐ Electronic Transfer (ACH/Zelle/Venmo)

☐ Other: _____

Payment instructions:

V. LATE CHARGES AND RETURNED CHECKS

A. Late Fee: Pursuant to Connecticut General Statutes Section 47a-15a, no late fee shall be charged unless Rent remains unpaid more than nine (9) days after the due date. If Rent is not paid within this grace period, Tenant shall pay a late fee of \$

_____ .

B. Returned Checks: If a check is returned for insufficient funds, Tenant shall pay a charge of \$ _____ (not to exceed \$20.00 or the actual bank charge, whichever is greater, pursuant to C.G.S. § 52-565a), plus any applicable late fees.

VI. SECURITY DEPOSIT

A. Amount: Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of \$ _____ as a Security Deposit.

Note: Pursuant to C.G.S. § 47a-21(b), this amount may not exceed two (2) months' periodic rent (or one (1) month's rent if the Tenant is sixty-two (62) years of age or older).

B. Interest: In accordance with C.G.S. § 47a-21(i), Landlord shall hold the Security Deposit in an escrow account in a financial institution located in Connecticut and shall pay interest on said deposit at a rate established by the Connecticut Banking Commissioner.

C. Return of Deposit: Pursuant to C.G.S. § 47a-21(d), the Landlord shall return the Security Deposit (plus accrued interest), less any itemized deductions for damages or unpaid rent, to the Tenant within thirty (30) days after the Tenant has vacated the Premises, or within fifteen (15) days after receiving the Tenant's forwarding address, whichever is later.

VII. UTILITIES AND SERVICES

Responsibility for payments of utilities and services shall be as follows:

Electricity:

☐ Landlord ☐ Tenant

Heating Oil/Gas:

☐ Landlord ☐ Tenant

Water:

☐ Landlord ☐ Tenant

Sewer:

☐ Landlord ☐ Tenant

Trash Removal:

☐ Landlord ☐ Tenant

Cable/Internet:

☐ Landlord ☐ Tenant

Snow Removal:

☐ Landlord ☐ Tenant

Lawn Care:

☐ Landlord ☐ Tenant

VIII. OCCUPANTS AND GUESTS

The Premises shall be occupied only by the Tenant(s) listed in Section I and the following additional occupants:

Guests may stay on the Premises for no more than _____
consecutive days or _____ days in a twelve-month period
without prior written consent from the Landlord.

IX. MAINTENANCE AND REPAIRS

A. Landlord's Obligations: Pursuant to C.G.S. § 47a-7, Landlord shall comply with all building and housing codes, make all repairs necessary to keep the Premises in a fit and habitable condition, and maintain all electrical, plumbing, sanitary, heating, and other facilities in good and safe working order.

B. Tenant's Obligations: Pursuant to C.G.S. § 47a-11, Tenant shall keep the Premises clean and safe, remove all garbage, use all electrical and plumbing fixtures in a reasonable manner, and not willfully or negligently destroy, deface, damage, or remove any part of the Premises.

X. RIGHT OF ENTRY

Pursuant to C.G.S. § 47a-16, the Tenant shall not unreasonably withhold consent to the Landlord to enter into the dwelling unit in order to inspect the Premises, make necessary or agreed repairs, alterations or improvements, supply necessary or agreed services or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen or contractors.

Except in case of emergency or pursuant to court order, Landlord shall give Tenant reasonable notice of intent to enter and may enter only at reasonable times.

XI. PETS

☐ **No Pets Allowed.**

☐ **Pets Allowed.** The Tenant is permitted to keep the following pet(s):

Pet Fee (non-refundable): \$ _____

Pet Deposit (refundable): \$ _____

XII. REQUIRED CONNECTICUT DISCLOSURES

A. Fire Sprinkler System (C.G.S. § 47a-3f):

The Landlord discloses that the Premises:

- ☐ **DOES** contain a maintained and operative fire sprinkler system.
- ☐ **DOES NOT** contain a maintained and operative fire sprinkler system.

If a system exists, the last date of maintenance and inspection was: _____ day of _____, 20____.

B. Bed Bug Infestation (C.G.S. § 47a-7a):

The Landlord certifies that there is currently no known bed bug infestation in the Premises. The Landlord further discloses that:

- ☐ The Premises has NOT been treated for bed bugs within the last sixty (60) days.
- ☐ The Premises HAS been treated for bed bugs within the last sixty (60) days.

C. Common Interest Community (C.G.S. § 47a-3e):

Is the Premises located in a Common Interest Community (Condominium, Co-op, etc.)?

- ☐ No
- ☐ Yes. The Tenant is entitled to a copy of the Declaration and Bylaws.

D. Lead-Based Paint Disclosure:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly.

The Premises was built:

- ☐ Before 1978 (Landlord must attach Lead-Based Paint Disclosure Form).
- ☐ In 1978 or later.

XIII. DEFAULT AND TERMINATION

A. Default: If Tenant fails to pay Rent when due, or violates any other term of this Agreement, Landlord may terminate the lease in accordance with Connecticut law.

B. Notice to Quit: Pursuant to C.G.S. § 47a-23, if the Tenant defaults, the Landlord must serve a Notice to Quit Possession giving the Tenant at least three (3) days to vacate the Premises before commencing eviction proceedings.

C. Family Violence: Pursuant to C.G.S. § 47a-11e, a Tenant who is a victim of family violence may terminate this rental agreement by providing the Landlord with written notice and appropriate documentation (e.g., police report or restraining order) at least thirty (30) days prior to the date the Tenant intends to terminate the lease.

XIV. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Connecticut.

XV. ADDITIONAL TERMS AND CONDITIONS

Additional provisions:

XVI. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings, agreements, or representations. This Agreement may only be modified in writing signed by both parties.

SIGNATURES

LANDLORD:

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

TENANT:

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

TENANT (Co-Signer if applicable):

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

*

NOTARY ACKNOWLEDGMENT**

State of Connecticut

County of _____

On this ____ day of _____, 20____, before me,

(Name of Notary), the undersigned officer,
personally appeared _____ (Name of Landlord) and

(Name of Tenant), known to me (or satisfactorily
proven) to be the persons whose names are subscribed to the within instrument and
acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Signature of Notary Public: _____

Date: ____ day of _____, 20____

Print Name: _____

My Commission Expires: ____ day of _____, 20____