



**RESIDENTIAL LEASE**  
**Greater Hartford Association of REALTORS®**



Single Family       Condominium       Multi Family

**IN THIS LEASE** the words "we", "us" and "our" mean the Landlord, \_\_\_\_\_,  
 \_\_\_\_\_, of \_\_\_\_\_, Connecticut

The words "you" and "yours" mean the Tenant, \_\_\_\_\_,  
 \_\_\_\_\_, of \_\_\_\_\_, Connecticut

We agree to lease to you, and you agree to lease from us, \_\_\_\_\_,  
 \_\_\_\_\_, Connecticut, which is referred to as the "Dwelling" in this lease.

You and we agree to the following terms:

1. **TERM.** The term of this lease starts on \_\_\_\_\_, \_\_\_\_\_, and ends on \_\_\_\_\_, \_\_\_\_\_.
2. **RENT.** You will pay us total rent of \$\_\_\_\_\_. You will pay the total rent in monthly payments of \$\_\_\_\_\_ on the \_\_\_\_\_ day of every month. The first payment is due \_\_\_\_\_, \_\_\_\_\_.  
 You will pay us a late charge of 5% for each payment that is more than ten (10) days late.  
 You will pay the rent to us at our address written at the beginning of this lease. You will pay the rent even though we do not send you a bill for the rent or a notice that it is due.
3. **USE.** You will only use the Dwelling for a dwelling for yourself and your family. You will not let more than \_\_\_\_\_ people live in the Dwelling at any time. You also will not sublease the Dwelling or let any other people live in the Dwelling or assign this lease to anyone else.
4. **LAWS.** You will comply with all laws and regulations regarding the Dwelling. You also will not permit any others to violate any laws or regulations in the Dwelling. The use, possession or sale of illegal drugs at the Dwelling is prohibited. You will pay us the amount of any fines or penalties that we have to pay because you or any others violated any laws or regulations in the Dwelling.
5. **CARE OF DWELLING.** You will keep the Dwelling and all fixtures and appliances in a clean and safe condition and will take care not to clog drains, pipes and plumbing. You will remove all ashes, garbage, rubbish and other waste in a clean and safe manner to the place provided by us. You will pay the cost of cleaning clogged drains, pipes and plumbing, which are clogged due to your use. You will use all electrical, plumbing, heating, air conditioning and other facilities and appliances in a reasonable manner.  
 You will not destroy or damage any part of the Dwelling or any of our furnishings or appliances in the Dwelling. You also will not remove any of our furnishings or appliances from the Dwelling.  You  we will maintain the grounds and remove snow from walks and driveways.  You  we will cut the grass as needed (approximately every week during the growing season). If you do not cut the grass or remove the snow, as agreed, we will hire a person, as needed, to cut the grass or remove the snow. You will pay us for what we have been charged.  
 If the Dwelling is in a multi-family building, you will not place your belongings or any trash in the common areas.
6. **UTILITIES.** You will pay for the utilities and services in the Dwelling that are checked:  Cold Water;  Hot Water;  Electricity;  Gas;  Heat;  Air Conditioning;  Telephone.  
 The rent will not be reduced if you do not receive any of the utilities or services for reasons beyond our control.
7. **SMOKE DETECTORS.** You will inspect all smoke detectors periodically, and will replace worn out batteries when needed. You will notify us promptly if any smoke detector is not operating, and we will then replace it.
8. **PETS.**  No pets are allowed.  The following pet(s) only are allowed: \_\_\_\_\_. You will keep the Dwelling and the grounds in clean and sanitary condition and will promptly repair any damage caused by your pet(s).
9. **CONDOMINIUM.** If the Dwelling is a unit in a condominium, you will abide by the declaration, bylaws, rules and regulations of the condominium association and will not place your belongings or any trash in the common elements. If the Dwelling is a condominium, you have received a copy of its rules and regulations.
10. **PROPERTY CONDITION.** You acknowledge that the Dwelling is in good order and repair, unless otherwise indicated in this lease. You acknowledge that you have inspected the Dwelling, or have had an opportunity to do so, and are satisfied with its physical condition. You also acknowledge that we have made no representations as to the condition of the Dwelling and no promise to decorate, alter, repair, or improve the Dwelling or the furnishings, unless otherwise indicated in this lease.

11. **ENTERING DWELLING.** We may enter the Dwelling at reasonable times to make necessary repairs or changes that we are required to make, or to supply the utilities or services that we have agreed to supply. We may also enter the Dwelling at reasonable times to show the Dwelling to possible or actual purchasers, mortgage lenders, tenants, workmen or contractors.

We will give you reasonable notice of our intent to enter the Dwelling. You will not unreasonably deny us the right to enter the Dwelling. We may also enter the Dwelling at any time without your consent in case of emergency.

12. **DAMAGE TO DWELLING.** You will not have to pay rent for any time that your use and enjoyment of the Dwelling is substantially affected because the Dwelling is damaged by fire or other casualty. However, you will pay rent if you caused the damage or destruction or unless you continue to occupy any portion of the Dwelling. If you continue to occupy any portion of the Dwelling, your rent shall be reduced by the decrease in the fair rental value of the Dwelling. You will carry your own policy of renters insurance for liability and for damage to your personal property in the Dwelling.

If any part of the Dwelling is damaged by fire or other casualty, we shall have the right to cancel this lease. If we decide to cancel the lease, we will give you notice within fifteen (15) days after the date of the fire or other casualty. The lease will end on the date that we give in our notice to you. If we do not cancel this lease, we will repair the damage within a reasonable time.

13. **CONDEMNATION.** If any part of the building is condemned, we shall have the right to cancel this lease. If we decide to cancel the lease, we will give you notice within fifteen (15) days after the date of the condemnation. The lease will end on the date that we give in our notice to you.

You will not be entitled to any payment from the government because of such condemnation except for moving expenses. All other payments from the government because of such condemnation will be paid to us.

14. **CHANGES.** You will not make any changes in the Dwelling or change the appearance of any walls, floors, carpeting, windows, doors, appliances, fixtures or furnishings without our permission. If you receive our permission to make any changes, any items that you install in the Dwelling will immediately be our property but you may use them until the lease ends.

We will not paint or make any other changes in the Dwelling except the following:

15. **REMOVAL OF PROPERTY.** When this lease ends, you will leave the Dwelling and remove all your property and the property of others. If you fail to remove your property or the property of others, we may consider such property abandoned and may dispose of it as we deem appropriate. You will leave the Dwelling in good and clean condition, and you will repair any damage that was caused by yourself or others, normal wear and tear excepted.

16. **DEFAULT.** You will be in default under this lease if:

- (a) You do not make a payment of rent within ten (10) days after it is due; or
- (b) You violate or do not do any of the things you agree to do under this lease; or
- (c) You vacate the Dwelling or do not live in the Dwelling for a long time.

If you are in default under this lease, we may send you a notice and cancel this lease. The lease will end on the date that we give in our notice to you.

If you do not do any of the things you promise to do under this lease, you will pay us the amount that we pay to do the things that you did not do. You also will pay us the total rent stated in section 2 of this lease less the amount of rent that you shall already have paid.

You also will pay us interest on any amount you owe us which is past due. The interest will be at the rate of twelve percent (12%) per year.

If you are in default under this lease and if we refer the matter to an attorney to evict you, you will pay us a reasonable attorney's fee. If we refer this matter to an attorney because you do not pay the amount you owe us when it is due, you will pay us an attorney's fee not in excess of fifteen percent (15%) of the amount of the judgment we obtain against you. You will also pay us all of our other collection costs and expenses.

17. **WAIVER OF NOTICE.** In the event you are in default under this lease, we will not have to send you a notice telling you to vacate and leave the Dwelling.

18. **SECURITY DEPOSIT.** You will deposit with us before \_\_\_\_\_, \_\_\_\_\_, \$\_\_\_\_\_ as a security deposit. If you are in default under this lease, we may use the security deposit to pay the rent or any other money you owe us under this lease. If you fulfill all of your agreements under this lease, we will return the security deposit to you within thirty (30) days after the lease ends. We will pay interest on the security deposit as required by law.

19. **SALE OF PROPERTY.** If we sell the property, we shall not have any further liability to you under this lease for any event that happens after you receive written notice that we have sold the property.

In addition, if we sell the property, any security deposit that you give us will be assigned to the new owner of the property, and we shall not have any further liability to return the security deposit to you.

20. **HOLD-OVER.** If you continue to occupy the Dwelling with our consent after this lease ends, this lease will be on a monthly basis. In that case, either you or we can send a notice to the other and cancel lease at any time. All the other terms of this lease will still apply.

21. **MISCELLANEOUS.** If there is more than one of you who signs this lease, then each of you agrees to pay the entire amount that you owe us. We can delay enforcing any of our rights under this lease without losing them. If we release any of you from this lease, the rest of you shall still pay the amount you owe us. We can also give any of you more time to pay the amount you owe us.

22. **MANAGER.** The name and address of the person authorized to manage the property is \_\_\_\_\_.

The name of the person who is authorized to receive on our behalf all notices, demands and service or process is \_\_\_\_\_.

We may name different persons or different addresses; we shall give you written notice of any such changes.

23. **SEPARATE PROVISIONS.** If any provision of this lease is invalid or unenforceable, the other provisions of this lease will still apply.

24. **BINDING EFFECT.** This lease shall be binding upon you and us and our and your respective successors, heirs, executors and administrators.

25. **OTHER CONDITIONS:** \_\_\_\_\_

US (Landlord)

YOU (Tenant)

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_