

RESIDENTIAL LEASE/RENTAL AGREEMENT

This agreement made on _____ is between **51 Nash Street LLC of 98a Pitkin Street East Hartford, CT 06108** (hereinafter called Management) and _____ and _____ (hereinafter called Resident). Management leases to Resident, and Resident rents from Management, residential unit located at **51-53 Nash Street, 1st or 2nd floor, New Haven, CT** (hereinafter called premises), under the following conditions: Please initial the bottom of each page and sign your legal name on the last page.

TERM:	<p>1. The initial term of this lease shall be twelve (12) months, beginning June 1, 2022 and ending at 12:00 Noon May 31, 2023. Intent for renewal/non-renewal of the lease at this end of the term shall be given to Management, by all residents, in writing, no later than 60 DAYS prior to the end of this lease. Failure to notify Management of intent to vacate within this timeframe will result in an automatic renewal of the lease for a period of 12 months. Management reserves the right to increase the amount of rent in the renewal contract.</p>
POSSESSION:	<p>2. If there is a delay in delivering possession by Management, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning of the initial term, then Resident may void this agreement and have full refund of any deposit. Management shall not be liable for damages for delay in possession.</p>
RENT:	<p>3. Rent is payable monthly, in advance, at a rate of \$1,800.00 per month. Rent can be paid electronically via Rentroom tenant portal (created for you upon enacting a lease and not automatically debited each month) or by check payable to: <i>51 Nash St. LLC</i> and sent to: <i>98a Pitkin St. East Hartford, CT 06108</i>.</p> <p>If Management has not received any rent payment within ten (10) days after rent becomes due pursuant to the provisions of this lease, Resident shall pay to Management a late fee of \$5.00 per day in addition to the monthly rent then due. This Late Fee shall commence on the 11th day of the month and accrue until payment and accumulated late fees are received by Management.</p> <p>Resident shall make all rental payments in full and on time. Payment or receipt of any rental payment of less than the amount stated in the lease shall be deemed to be nothing more than partial payment on that month's account. Under no circumstances shall Management's acceptance of a partial or late payment constitute accord and satisfaction. Nor will Management's acceptance of a partial payment forfeit Management's right to collect the balance due on the account, despite any endorsement, stipulation, or other statement on any check.</p> <p>The right of the Management to make a charge for a late payment should not be construed to be a grace period. Acceptance of late rental payments with any late charges from the Resident shall not waive the Management's right to timely payments in the future. In the event any rent is due and unpaid the provision above for a late charge shall not exclude other remedies provided by law. If the Resident defaults in rent payments or in any of the agreements contained herein, then it shall be lawful for the Management, or the Management's attorneys, representatives or assigns to reenter into, repossess the premises, and remove and evict the Resident and every other occupant by any lawful means.</p> <p>If rent is not paid when due and Management issues a 'Notice To Pay Rent Or Quit', Resident must tender cash or cashier's check only. Resident agrees to pay any and all fees levied against management by any financial institution for a failed rent debit due to insufficient funds.</p> <p>UTILITIES- RENT INCLUDES WATER AND SEWER ONLY. All other utility costs are the responsibility of Resident including, but not limited to the following:</p> <p>Electric Gas Oil Cable Television Internet Phone Service</p>
EVICTION:	<p>4. If the rent called for in paragraph 3 hereof has not been paid by the first (1st) of the month, then Management, in accordance with Connecticut General Statutes, shall automatically and immediately have the right to take out a Dispossessor's Warrant and have Resident, his/her family and possessions evicted from the premises.</p>
INDEMNIFICATION DEPOSIT:	<p>5. Management acknowledges the receipt of \$3,600.00 as deposit to indemnify owner against damage to the property and for Resident's fulfillment of the conditions of this agreement. Deposit will be returned to resident thirty (30) days after the residence is vacated provided:</p>

	<ul style="list-style-type: none"> (a) Lease term has expired or agreement has been terminated by both parties; and (b) All monies due management by resident have been paid; and (c) Residence is not damaged and is left in its original condition, normal wear and tear expected. (d) Management is in receipt of copy of paid final bills on all utilities (including gas, electric, water, telephone, cable TV and any other applicable bills). Resident must, upon termination of occupancy, fill the oil tank and provide Management with a receipt for such. Resident acknowledges and Management warrants that the oil tank will be full at the time of taking possession. (e) Deposit will not be returned if Resident leaves before lease time is completed. (f) Deposit may be applied by Management to satisfy all or part of Residents obligations and such act shall not prevent Management from claiming damages in excess of the deposit. Resident may not apply the deposit to any part of the rent payment. (h) ALL residents belongings have been removed from the premises and no items requiring bulk trash services remain anywhere on the premises. Any items belonging to the resident and remaining in the residence or on the premises will be removed by a professional service and any cost will be deducted from the deposit.
BREACH:	6. It is the intent of both parties that this lease is for a period of twelve (12) months . Should this lease be breached by the Resident, the indemnification deposit shall be forfeited as liquidated damages and the resident will owe rent through the last day of occupancy.
SUBLET	7. Resident may not sublet residence or assign this lease without the written consent of Management
CREDIT APPLICATION	8. Management having received and reviewed a credit application filled out by Resident, and Management having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this rental agreement with Resident. Resident and Management agree the credit application the Resident filled out when making application to rent said residence is hereby incorporated by reference and made part of this rental agreement. Resident further agrees if he/she falsified any statement on said application, Management has the right to terminate rental agreement immediately, and further agrees Management shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. Resident further agrees, in event Management exercises its option to terminate rental agreement, Resident will remove him or herself, his/her family, and possessions from the premises within twenty-four (24) hours of notification from Management of the termination of his/her lease. Resident further agrees to indemnify Management for any damages to property to property of Management including, but not limited to the cost of making residence suitable for renting to another Resident, and waives any right of "set off" for the security deposit and prepaid rent which was forfeited as liquidated damages.
FIRE AND CASUALTY	9. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Management may, at its option, terminate rental agreement or repair damages within thirty (30) days. If Management does not do repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Management elects to repair damage, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of reoccupancy, providing during repairs, Resident has vacated and removed Resident's possessions as required by Management. The date of reoccupancy shall be the date of notice that the residence is ready for reoccupancy.
HOLD OVER	10. Resident shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement. If residence is not left in broom swept condition with all the residents belongings removed, management shall withhold a portion of the security deposit to cover cleaning costs. Portion of the deposit withheld will be contingent upon the condition of the residence upon vacancy.
RIGHT OF ACCESS	11. During Reasonable hours, Management shall have the right of access to residence for inspection, repair or to show unit to prospective buyers, mortgagees or tenants. In case of emergency, Management may enter at any time to protect life and prevent damage to the property.
USE	12. Residence shall be used for residential purposes only and shall be occupied only by the persons named in Residents application to lease. The presence of an individual residing on the premises who is not a signatory on the rental agreement will be sufficient grounds for termination of this agreement. Residence shall be used so as to comply with state, county, and municipal laws and ordinances. Resident shall not use residence or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other Residents enjoyment of their residence.
PROPERTY LOSS	13. Management shall not be liable for damage to Resident's property for any type for any reason or cause whatsoever, except where such is due to Management's gross negligence. Resident acknowledges that he/she is aware that he/she is responsible for obtaining any desired insurance for fire, theft, liability, etc. On personal possessions, family, and guests.
PETS	14. Pets are limited to two cats or one dog. No aggressive breeds. There is an additional \$250 fee for owning a pet and an additional \$100 cleaning fee deducted from your security deposit. Additional Pets are prohibited without express written consent of Management.
INDEMNIFICATION	<p>15. Resident releases Management from liability for and agrees to indemnify Management against losses, incurred by Management as a result of;</p> <ul style="list-style-type: none"> (a) Residents failure to fulfill any condition of this agreement (b) Any damage or injury happening in or about residence or premises to Resident's invitees or licensees or such person's property

	<p>(c) Resident's failure to comply with any requirements imposed by any governmental</p> <p>(d) Any judgment, lien, or other encumbrance filed against residence as a result of Resident's action.</p>
FAILURE OF MANAGEMENT TO ACT	16. Failure of Management to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation.
REMEDIES CUMULATIVE	17. All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by Resident, Resident shall pay to Management all expenses incurred in connection therewith.
NOTICES	18. Any notice required by this agreement shall be in writing and shall be delivered personally or mailed by registered or certified mail.
REPAIRS	19. Management will make necessary repairs to the exterior and building infrastructure with reasonable promptness after receipt of written notice from Resident. Resident shall keep premises and appliances in a safe, clean, and sanitary condition. <i>Resident shall notify Management, in writing, of any and all repairs made to the interior of said premises.</i> Resident shall make contact with all repair or service people. Resident may not remodel or paint or structurally change, nor remove any fixture there from without written permission from Management. Resident shall notify management, in writing, of any required repairs and shall take all reasonable steps to prevent ongoing or severe damage to property or persons as a result of said required repairs. Resident acknowledges that the plumbing drains in the unit are functioning properly at the time of possession. Resident acknowledges that they will be financially responsible for the clearing of any drain blockages which, based on a written statement from a licensed plumber, are not due to structural defects in the drain pipes or any cause outside the control of the resident. Additionally, resident shall be liable for any damages resulting from a drain blockage event meeting the aforementioned criteria.
ABANDONMENT	20. If Resident removes or attempts to remove property from the premises other than in the usual course of continuing occupancy, without having first paid Management all monies due, residence may be considered abandoned, and Management shall have the right without notice, to store or dispose of any property remaining on the premises by Resident. Management shall also have the right to store or dispose of any Resident's property remaining on the premises after the termination of this agreement. Any such property shall be considered Management's property and the title thereto shall vest in Management.
MORTGAGEE'S RIGHTS	21. Resident's rights under this lease shall at all times be automatically junior and subject to any deed to secure debt which is now or shall hereafter be placed on premises of which residence is part; if requested, Resident shall execute promptly any certificate that Management may request to specifically implement the subordination of this paragraph.
RULES AND REGULATIONS	<p>22.</p> <p>(a) Signs: Resident shall not display any signs, exterior lights, or markings. No awnings or other projections shall be attached to the outside of the building.</p> <p>(b) Locks: Resident is prohibited from adding locks to, changing, or in any way altering locks installed on the doors. All keys must be returned to Management of the premises upon termination of the occupancy.</p> <p>(c) Entrances, walks, lawns, and driveways shall not be obstructed or used for any purpose other than ingress and egress.</p> <p>(d) Radio or television aerials shall not be erected on the roof or exterior without written consent of Management.</p> <p>(e) Storage: No goods or materials of any kind or description which are combustible or would increase fire risk or shall in any way increase the fire insurance rate with respect to the premises or any law or regulation, may be taken or placed in a storage area or the residence itself. Storage in all such areas shall be at Resident's risk and Management shall not be responsible for any loss or damage.</p> <p>(t) Walls: no nails, screws or adhesive hangers except standard picture hooks, shade brackets, and curtain rod brackets may be placed in walls, woodwork, or any part of residence. Non-residue adhesive hooks may be used. No paint or wallpaper may be applied to any part of residence without written permission from Management.</p> <p>(g) Guests: Resident shall be responsible and liable for the conduct of his/her guests. Act of guests in violation of this agreement or Management's rules and regulation may be deemed by Management to be a breach by resident. No guest may stay longer than 10 days without permission of management: otherwise a \$10 per day guest charge will be due management. Under no circumstances shall guests, of any duration, claim any rights of possession granted to resident under this agreement.</p> <p>(h) Noise: All radios, television sets, phonographs, etc. Must be turned down to a level of sound that does not annoy or interfere with neighbors and at all times must comply with the City of New Haven noise ordinances.</p> <p>(i) Resident shall not place any debris or items that may impede ingress or egress in Common hallways or common entrances.</p> <p>(j) Resident's guide: Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgment, determine to be necessary for the safety, care, and cleanliness of the premises, for the preservation of good order for the comfort or benefit or residents generally.</p> <p>(k) Common Laundry: Residents shall be responsible for maintaining the cleanliness of the laundry facility.</p> <p>(l) Smoking: For the health and comfort of all residents, smoking is prohibited in the residence or any enclosed portion of the building. This includes the basement, common hallways and foyers. Cigarette butts may</p>

	<p>not be discarded on the grounds of the premises; They must be deposited in an appropriate receptacle.</p> <p>(m) Waterbeds are not permitted in the residence.</p> <p>(n) Resident will take any actions necessary to conserve and use water in a responsible manner.</p> <p>(o) Due to increased risk of fire and property damage, resident shall not use deep fryers, deep fry woks or any other oil immersion cooking implement inside the residence.</p> <p>(p) Upon notification to Management of residents intent to not renew the lease, resident agrees to make the apartment available for showing to prospective tenants. Residents further agree to keep the apartment clean and in a condition suitable for showing. Management agrees to provide a minimum of 24 hours notice prior to a scheduled showing of the unit.</p>
ENTIRE AGREEMENT	23. This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any part of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

I have received a copy of the EPA Lead Paint information booklet EPA747-K-94-00I as required by Federal law.

_____ (Initial) Here

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed in person the day and year first above written.

RESIDENT

DATE

RESIDENT

DATE

MANAGEMENT
98a Pitkin Street
East Hartford, CT 06108

DATE

NUMBER OF RESIDENTS LIVING WITHIN THE PREMISES: