

CONNECTICUT RESIDENTIAL LEASE

On this day, July 2, 2014, this **RESIDENTIAL LEASE** is entered into and made effective between the **LANDLORD** Nicola Feldman and the **TENANT** Sandy Kohen.

The Tenant desires to lease residential property from the Landlord and will take possession of the **PREMISES** specified below:

ADDRESS 27 High St **CITY** New Haven **STATE** Connecticut **ZIP CODE** 06510

PROPERTY DETAILS:

room #32

PROPERTY MANAGER CONTACT DETAILS:

This lease will start on July 27, 2014. The **TERM** for this residential lease is indicated below:

☒ **FIXED - Lease will end on** August 26, 2014

This lease will terminate and the Tenant shall vacate the Premises unless

(1) Mandated by law, (2) there is a new agreement, or (3) Landlord accepts rent payments and tenancy continues as a month-to-month agreement.

☐ **MONTH-TO-MONTH**

This lease will renew automatically each month until terminated by Landlord or Tenant by providing written notice in a manner prescribed by state law.

\$ 650 **RENT** payment is due from the Tenant each month and must be paid by the 31st calendar day of each month.

-Tenant will pay the following **LATE FEES** when rent is not paid on time: none

-Tenant will pay the following **RETURN FEE** for each payment that is returned unpaid (insufficient funds, cancelled check, etc...): \$ 25

-Tenant will **pay separately** for the following utilities and services which **must be paid in addition to rent payment**:

\$25/month if air conditioning unit is installed

\$ — **SECURITY DEPOSIT** is due and is refundable.

Security Deposit is due upon lease signing and may be used by the Landlord to pay for any damages caused by the Tenant or any costs incurred from the noncompliance with the terms of this agreement. Security Deposit cannot be used by Tenant in lieu of rent payment, and if any portion of the deposit is used during the tenancy, Tenant agrees to replenish security deposit after written notice is delivered. Any remainder will be returned to the Tenant after the Tenant vacates the Premises.

SUMMARY

TENANT will submit **DEPOSIT** and **RENT** payment to **LANDLORD** and take possession of the **PREMISES** for duration of the **TERM**.

| Move-In Costs | Amount | Collected | Balance |
|---|--------|-----------|---------|
| Security Deposit (from above) | | | |
| First Month's Rent (from to) | | | |
| <input type="checkbox"/> Next Month's Rent <input type="checkbox"/> Last Month's Rent | | | |
| TOTAL | | | |



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Landlord will grant lease to Tenant subject to the **TERMS and CONDITIONS, NOTES** and **DISCLOSURES** as contained herein.

TERMS and CONDITIONS

- * The Premises are for the sole use as a personal residence by the following named person(s) only:

Sandy Moken

Tenant shall not allow any other person to use or occupy the Premises without first obtaining the Landlord's written consent to such use. Tenant shall not assign or sub-let or grant any license to use the Premises without written consent from the Landlord.

- * Tenant has examined the Premises and warrants they are in good order and in clean rentable condition. The Tenant will maintain the Premises in good condition at its sole expense for the duration of the lease term and shall make no alterations to the buildings or improvements on the Premises without the prior written consent of Landlord. Upon expiration of the term, Tenant shall surrender the Premises in as good a state and condition as they were at the beginning of the Lease Agreement.
- * The Tenant shall make the Premises available to the Landlord for the purposes of maintenance, repairs, improvements, and other agreed upon services. The Tenant has acknowledged that a 24-hour written notice is reasonable and sufficient notice required for Landlord to gain entry for inspection purposes. No notice will be required to gain entry (1) in the case of emergencies, (2) if the tenant is present and has provided consent to entry, or (3) if the tenant has abandoned the premises.
- * The Tenant shall comply with all laws and ordinances regarding the occupancy and preservation of the Premises, and all Landlord rules and regulations that are at any time posted on the Premises or delivered to the Tenant. Tenant and Tenant's guests shall not disturb, annoy, endanger, or interfere with other tenants or neighbors. Landlord shall not be liable for any damage or injury to Tenant, guests, or any other person entering the Premises.
- * If Tenant abandons the Premises, Landlord may obtain possession and relet Premises for any part of the unexpired term. Tenant will be liable for any difference between the rent collected and the rent that would have been payable if this Agreement had continued. Should it become necessary for the Landlord to employ an attorney to enforce any of the terms of this Agreement, including the collection of Rent or gaining possession of the Premises, Tenant agrees to pay for all expenses incurred, including a reasonable attorneys' fee.

DISCLOSURES

- * Federal law requires the Landlord to disclose any lead-based paint or other lead-based hazards if the Premises were built before 1978. The Landlord has disclosed the location of any lead-based paint and/or hazards to the Tenant as well as the condition of the painted surfaces, and has provided the Tenant with additional information from the Environmental Protection Agency about identifying and controlling lead-based paint hazards. (<http://www.epa.gov/lead/pubs/leadpdf.pdf>)
- * Federal law requires states to register individuals convicted of sex crimes against children and to make that information available to the public. More information is available from the The Dru Sjodin National Sex Offender Public Website maintained by the Department of Justice at <http://www.nsopw.gov>. All of the information provided through this Website is maintained by the separate jurisdictions and access to that information is controlled by the agency that is responsible for registering sex offenders within each jurisdiction.

Additional documents that have been attached to this Lease Agreement are noted below:

- | | | | |
|---|--|---|--------------------------|
| <input type="checkbox"/> Move-In/ Move-Out Form | <input type="checkbox"/> Fire & Life Safety Disclosure | <input type="checkbox"/> Disclosure of Death or Disease | <input type="checkbox"/> |
| <input type="checkbox"/> Pet Agreement | <input type="checkbox"/> Smoke Alarm Disclosure | <input type="checkbox"/> Disclosure of Contamination | <input type="checkbox"/> |
| <input type="checkbox"/> Utilities Addendum | <input type="checkbox"/> Mold Disclosure | <input type="checkbox"/> Bed Bug Infestation Disclosure | <input type="checkbox"/> |
| <input type="checkbox"/> Maintenance Addendum | <input type="checkbox"/> Asbestos Disclosure | <input type="checkbox"/> Pest Control Disclosure | <input type="checkbox"/> |

NOTES

This document contains the entire contract and cannot be modified, changed, altered or amended in any way except through a written amendment signed by both parties. No oral agreements have been entered into with respect to this agreement. This contract shall be governed, construed and interpreted by state law. If any provision of this Residential Lease is deemed invalid or unenforceable, the remaining provisions of this Agreement shall be enforced to the maximum extent permitted by law.

The **Landlord** and **Tenant** have read this document in its entirety and have signed in agreement below:

On behalf of University Lutheran Ministry
of New Haven:

Nicola Feldman
LANDLORD SIGNATURE

7-2-14
DATE

TENANT SIGNATURE

DATE

