

CONNECTICUT RESIDENTIAL LEASE

On this day July 4, 2014, this **RESIDENTIAL LEASE** entered into and made effective between the **LANDLORD** Scott Stelman and the **TENANT** Sandy Kovan.

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 Britain **STATE** Connecticut **ZIP CODE** 06050
APARTMENT room #3a **PROPERTY ADDRESS**
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

The lease will terminate and the Tenant will **vacate the premises** on the date specified above.
 If intended to be (a) less than a one-year term, or (b) a month-to-month agreement, the Tenant will pay rent and security deposit as a month-to-month agreement.

☐ **MONTH-TO-MONTH**

The lease will renew automatically each month until terminated by Landlord or Tenant by providing written notice to the other party thirty days in advance.

\$ 650.00 **MONTHLY** payment is due from the Tenant each month and must be paid by the 1st calendar day of each month.

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

Tenant will pay the following **NOTICE TO CURE** for each payment that is returned unpaid (insufficient funds, cancelled checks, etc.): \$ 250.

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

\$45/month if air conditioning unit is installed

\$ 0.00 **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 to pay for rent payments, 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.

TENANT'S RECORD

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

Month/Event	Amount	Collected	Balance
Security Deposit (from above)			
First Month's Rent (Date: <u>July 1</u>)			
<input type="checkbox"/> Second Month's Rent <input type="checkbox"/> Last Month's Rent			
TOTAL			

