LEASE CHECKLIST

- Read the lease very carefully; do not sign a lease or any agreement until every passage is fully clear to you!

- You have the right to omit undesirable portions of the lease if all parties agree. Any changes of the lease should be in writing. Both parties should initial and date changes on the lease.

- Keep copies of all documents signed.

**Rent, Security Deposit & Other Costs**

Amount: ___________ Due Date: _______________ Late Charges: ___________

Where to Send Rent Payment: _______________________________________________________

Can Rent be Raised? ___________ Maximum Number of Occupants Allowed by Law: ______

Are You Joint and Severally or Individually Liable? _______________________________________

Security Deposit Amount: ___________ Date for Return: _________________________________

Conditions for Security Deposit Return: _________________________________________________

Amount Owed at Time of Signing (i.e. Security Deposit, 1st, Last Month’s Rent): _____________

**Utilities Parking and Pets**

Utilities Paid by Tenants: _____________________________________________________________

Utilities Paid by Landlord: ____________________________________________________________

Parking Available: ___________ How many Spaces? ___________ Cost: _________________

Pets Allowed: _______________ Deposit for Pets: __________

**Time of Occupancy**

Move-In Date: ___________________________ Move-Out Date: _____________________________

Time Required for Notice to Renewal: ___________________________________________________

Time Required for Notice of Move-Out: ___________________________________________________

(OVER)
**Damages & Repairs**

Will a Cleaning Charge be Assessed? ____________________________________________

Who is Responsible for Damages? ________________________________________________

How is Damage Assessed? ________________________________________________________

Who is Responsible for Repairs? ________________________________________________

Landlord/Maintenance Contact Information: _________________________________________

**Snow Removal & Lawn Care**

Who is Responsible for Lawn Care and/or Snow Removal? ______________________________

**Subleasing & Lease Termination**

Can Unit be Subleased? ____________________________________________________________

Conditions for Lease Termination: _________________________________________________

**Other Conduct/House Rules**

Smoking Allowed? ______________

Any Guests Restrictions? _______________________________ Guest Parking? ______________

Property Storage? _______________________________ Waterbeds Allowed? ______________

Any Restrictions on Alterations, Picture Hanging & Painting? ________________________

Other: _______________________________________________________________________

**Improvements**

Any special work improvement planned? ____________________________________________

What are acceptable work hours? __________________________________________________

Projected completion date? ________________________________________________________

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**Disclaimer: Legal Information Is Not Legal Advice**

This information about the law is designed to help University of Connecticut students understand their legal rights and responsibilities. Legal information is not the same as legal advice -- the application of law to an individual's specific circumstances. This publication provides general information about Connecticut landlord/tenant law. This information pertains only to Connecticut Law; this area of law differs significantly from state to state. While all publications are reviewed to be reasonably accurate, there is a chance that the governing law has changed since the information's publishing. For this reason, you should not rely on the information available here. If you find any errors or complaints pertaining to any of the pages on this web site, please contact the Off-Campus Student Services as soon as possible. If you plan to take any action based on information you found in this publication, you must first consult an attorney. Your questions and facts are specific to your case. This publication cannot substitute for legal advice from an attorney licensed to practice in your jurisdiction.