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? ___________________________________________________________

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 and Commuter 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.