



# Residential Lease Package

The Prevailing Group, LLC

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LANDLORD

John Smith, Mary Smith

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TENANT

April 1, 2024

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LEASE START DATE



# RESIDENTIAL LEASE PACKAGE

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# RESIDENTIAL LEASE AGREEMENT

This agreement, dated March 29, 2024, is between The Prevailing Group, LLC and John Smith and Mary Smith.

## 1. LANDLORD:

The Landlord(s) and/or agent(s) is/are:

The Prevailing Group, LLC (Agent)

who may sign as an authorized representative on behalf of the owner of the Leased Premises and will be referred to in this Lease Agreement as "Landlord."

## 2. TENANT:

The Tenant(s) is/are:

John Smith

DOB: 1/1/2000

SS#: XXX-XX-1111

Mary Smith

DOB: 1/2/2000

SS#: XXX-XX-2222

and will be referred to in this Lease Agreement as "Tenant."

## 3. RENTAL PROPERTY:

The Landlord agrees to rent to the Tenant the property described as a(n) condo located at 123 Main Street, 321, Stamford, CT, 06902, which will be referred to in this Lease as the "Leased Premises."

## 4. TERM OF LEASE AGREEMENT:

The Lease Agreement will begin on April 1, 2024 and will end on March 31, 2025.

## 5. USE & OCCUPANCY OF PROPERTY:

- A. The only person(s) living in the Leased Premises is/are: John Smith, Mary Smith
- B. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent.
- C. The Tenant will use the Leased Premises only as a residence.

## 6. RENT:

- A. The amount of the Rent is \$2,800.00 to be paid monthly.
- B. The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.
- C. Tenant(s) agree to pay the rent and all additional rent when due on time, without demand. All additional charges, costs and fees set forth throughout this Lease Agreement, are considered to be additional rent. Upon the non-payment of additional rent, Landlord will have the same rights to proceed against the Tenant(s) for the collection or eviction as if Tenant(s) defaulted on the rental payment.
- D. Rental payments are made payable to: The Prevailing Group, LLC
- E. Rental payments paid by Certified Check, Personal Check, Money Order, and/or Cash shall be delivered to the Landlord at: The Prevailing Group, LLC, 48 Union St, Stamford, CT 06906
- F. Rent may be paid by using the following electronic payment method(s): EFT (Electronic Funds Transfer). Electronic payments such as those made via a credit/debit card, EFT or online payment processors such as PayPal refers to the network of banking institutions that have agreed to process transactions (usually instantly and automatically) electronically with no paper tender such as checks, money orders and/or cash or any other form of paper tender that is hand processed through a bank, financial institution clearinghouse or the Federal Reserve system.
- G. If an electronic payment is not paid by the financial institution on or before the date due as specified in this Lease, it shall be treated as a "Late Payment" under the terms and conditions contained in this Residential Lease Agreement.
- H. If an electronic payment fails to clear or is returned unpaid by the financial institution on or before the date due as specified in this Lease, it shall be treated as a "Returned Payment" under the terms and conditions contained in this Residential Lease Agreement.

**7. FUNDS COLLECTED ON OR BEFORE LEASE SIGNING:**

The following funds are due on or before the signing of this Lease Agreement unless otherwise agreed to in writing:

First Month's Rent	\$2,800.00
Security Deposit	\$2,800.00 (R)
Pet Fee	\$250.00 (NR)
Lease Administration Fee	\$100.00 (NR)
<b>TOTAL DUE</b>	<b>\$5,950.00</b>

Funds marked with (R) are refundable in accordance with the terms and conditions of this Lease and all applicable laws, while funds marked with (NR) are non-refundable fees.

**8. LATE FEE:**

- A. If the rent or any other charges are not received by the Landlord on or before 9 days after the rent due date, Tenant must pay a late fee of \$50.00 in addition to the rent.
- B. Payments received by Landlord when there are arrearages, shall be credited first, to any outstanding balance, and then applied to the current amount due.

**9. RETURNED PAYMENTS:**

- A. A returned payment fee of \$20 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
- B. If there are 2 or more instances of returned payments, Tenant(s) agree that the Landlord may require all future payments to be made only by Certified Check or Money Order.
- C. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

**10. SECURITY DEPOSIT:**

- A. The Tenant(s) have paid to the Landlord a Security Deposit of \$2,800.00 to be held in an Escrow Account with Chase Bank (Account #TBD).
- B. The Tenant(s) have paid the Landlord a Pet Fee of \$250.00.
- C. Tenant agrees that this security deposit is intended to secure the faithful performance by the Tenant of all terms, covenants and conditions of this Lease Agreement including but not limited to the cost of damages beyond normal wear and tear, unreturned keys, unpaid rent and any other amount due and legally allowable under the terms of this Lease Agreement and in accordance with state and local laws and regulations.
- D. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease in accordance with state and local laws and regulations.
- E. Under no circumstance can the Security Deposit be used as payment for rent and/or other charges due during the term of this Lease Agreement.
- F. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.
- G. Provided the Tenant(s) fulfill all of the obligations of the Lease Agreement, the Landlord will return either an itemized accounting for charges with any balance of the security deposit or the entire security deposit to the Tenant within 30 days.

**11. ENDING THE LEASE:**

- A. At the end of this Lease Agreement, Tenant must vacate and shall immediately and peacefully surrender and return to the Landlord the possession of the Leased Premises in as good condition as when Tenant took possession less normal wear and tear. The Leased Premises shall be cleared out of all occupants, furniture, personal articles, and effects of any kind.

**12. UTILITIES & SERVICES:**

- A. Tenant is responsible for the following utilities and services: Electricity and is required to register the utilities and services in Tenant's name. Tenant understands and agrees that essential services are to be maintained and operational at all times.
- B. Landlord will be responsible for the following utilities and services: Water
  - I. Tenant agrees that Landlord will not be held responsible for the loss of use, or discontinuation or interruption of any utility or extra services beyond the Landlord's control.

- II. Tenant shall notify the Landlord of any malfunction of a utility.
- III. Tenant may not be negligent in Tenant's use of any included utility or service. If by Tenant negligence, the utility bill or service fee dramatically increases, Tenant will be billed for any overages which will then be due and payable by Tenant as additional rent.

**13. APPLIANCES:**

- A. Landlord will supply and maintain: Washing Machine, Dryer, Air Conditioner, Refrigerator, and Stove.
  - I. Tenant will keep appliances provided by Landlord in good working order and shall report any malfunction to the Landlord. Any damage sustained due to the neglect or misuse by Tenant will become the full responsibility of the Tenant, either in the appliance repair or replacement.
  - II. Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease term.
- B. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees Tenant is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

**14. MAINTENANCE AND REPAIRS:**

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by Tenant's negligence.

- A. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the Tenant becomes aware.
- B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.
- C. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.
- D. Tenant must abide by all local recycling regulations.
- E. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
- F. The Tenant is not permitted to paint, make any alterations, improvements or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to a particular painting, alteration, improvement, or addition shall not be deemed as consent to future painting, alterations, improvements, or additions.
- G. The Tenant shall contact (203)-355-0990 in the event of any repair or emergency.

**15. CONDITION OF PROPERTY:**

- A. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.
- B. The Tenant agrees that neither the Landlord nor the Landlord's agent have made promises regarding the condition of the Leased Premises.
- C. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

**16. PETS:**

- A. The following pets are allowed: Sam - 30 lb mixed breed
- B. The Tenant(s) have paid the Landlord a Pet Fee of \$250.00.

**17. PARKING:**

Parking is provided. Tenants may park vehicles in off-street parking lot. 1 space per tenant.

**18. RULES AND REGULATIONS:**

- A. Vehicles parked on premises must be in working order with necessary registrations and/or inspections.
- B. Late fees are strictly enforced and any unpaid fees will not be waived.
- C. Absolutely no smoking or vaping of any kind is permitted in the leased premises.
- D. The Tenant may not interfere with the peaceful enjoyment of the neighbors.

- E. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before.
- F. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence.
- G. The Tenant shall abide by all Federal, State, and Local laws.
- H. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
- I. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
- J. The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times.
- K. The Tenant must report any malfunction with smoke detector(s) immediately to Landlord. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises.
- L. The Tenant agrees to test carbon monoxide detector(s) periodically as well as maintain operational batteries at all times. The Tenant must report immediately to the Landlord any malfunction with carbon monoxide detector(s).
- M. The Landlord has provided fire extinguisher(s) for your safety. The Tenant may not misuse, dismantle, block or remove the fire extinguisher. The Tenant must report to the Landlord any use, malfunction or repair required. In the event of the negligent use of the fire extinguisher(s), the Tenant will be responsible for any damage to the Leased Premises as well as the replacement or refill of the fire extinguisher.
- N. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
- O. The Tenant may not use or store Kerosene or space heaters at any time in or around the Leased Premises.
- P. The burning of candles is not permitted within the Leased Premises.
- Q. Under no circumstance may a stove, oven or range be used as a source for heat.
- R. Charcoal and Gas Barbecue grills may not be used inside the Leased Premises.
- S. The Tenant shall use ventilating fans at all times when bathing and cooking.
- T. All windows and doors must remain closed during inclement weather.
- U. The Tenant shall notify Landlord of any pest control problems.
- V. The Tenant must notify Landlord of any changes in employment.
- W. The basement and/or attic may not be modified for the use as living quarters without written permission of the Landlord.
- X. Trampolines are not permitted on the Leased Premises.
- Y. Waterbeds and liquid furniture are not permitted without the written permission of the Landlord.
- Z. The Tenant may not store or park a recreational vehicle, commercial vehicle, or watercraft on Leased Premises without Landlord's written permission.
- AA. The Tenant may not hang or place any signs on or about the Leased Premises.
- BB. The Tenant may not block the fire escape at any time.
- CC. The Tenant may not use windows, decks, or balconies for the purpose of drying laundry.
- DD. Landlord does not permit loud gatherings. A disturbance caused by Tenant or Tenant's occupants or invitees that results in any police action or complaints from neighbors is considered sufficient cause for termination of this Lease and action for eviction as permitted by law.
- EE. The Tenant shall abide by all rules and regulations mandated by any governing Condominium Association or Home Owners Association.
- FF. When a Tenant breaches any part of the lease, the landlord may impose a fine of \$50-\$100 per incident, as a reasonable estimate of costs and damages incurred by tenant. Nothing in this clause shall limit landlord's ability to seek and recover additional funds where the costs incurred by tenant and/or damages suffered exceed the amount listed here.
- GG. Tenant is not allowed to list the house on any short term rental sites for any reason.
- HH. Both Landlord and Tenant agree to update either party with change of email or phone number.
- II. If Tenant(s) violate the lease and allow a pet on the premises they will be responsible for a \$500 fine and any additional costs to remove the animal, clean and deodorize the premises.
- JJ. The Tenant(s) have received and shall abide by all rules and regulations mandated by any governing Condominium Association or Homeowners Association.

**19. ADDENDA:**

The following Addenda, attached to this Lease Agreement, shall become part of this Lease Agreement:

- A. Pet Addendum
- B. Zero Tolerance for Criminal Activity

**20. INSURANCE:**

Tenant is solely responsible for any damage or loss of the Tenant's personal property to the extent that the law permits. Accordingly, the Tenant is required to obtain personal property/renter's insurance with an insurance company properly licensed to do business in the state. This policy must become effective on or before the beginning date of this Lease Agreement. If Tenant fails to obtain personal property/renters insurance, it is a breach of this Lease Agreement. Tenant must provide proof of insurance required by this Lease Agreement. It is a breach of this Lease Agreement if Tenant fails to provide proof of insurance upon Landlord's request.

**21. SECURITY NOT PROMISED:**

The Tenant has inspected and acknowledges that all locks and smoke detectors are in working order. Any provided fire extinguishers, security alarm systems, and/or carbon monoxide detectors have also been inspected by the Tenant and are in sound working order. Tenant understands that although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

**22. RIGHT OF ENTRY:**

- A. Landlord and/or Landlord's agents, with 24 hours written notice have the right during the term of this Lease Agreement to enter during reasonable hours to inspect the premises, make repairs or improvements or show prospective buyers and/or Tenant(s) the property.
- B. In the event of an emergency, Landlord reserves the right to enter Leased Premises without notice. It is required that Landlord have a working set of keys and/or security codes to gain access to the Leased Premises.
  - I. Tenants will not change, or install additional locks, bolts or security systems without the written permission of the Landlord.
  - II. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
  - III. Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.
- C. Extended Absence: Unless otherwise agreed, the Tenant shall be required to notify the Landlord of any anticipated extended absence from the premises and the Landlord thereupon may enter the dwelling unit at reasonable times during such prolonged absence to inspect the premises, make necessary or agreed to repairs, alterations or improvements, supply necessary or agreed to services or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen or contractors.

**23. NOTICES:**

- A. Any notice, required by the terms of this Lease Agreement shall be in writing.
- B. Notices sent to the Landlord may be sent to the following:
  - I. 48 Union St, Stamford, CT, 06906
  - II. Email: info@prevailinggroup.com
- C. Notices may be given by either party to the other in any of the following ways, or any other manner provided for by law:
  - I. Certified or registered mail, return receipt requested
  - II. Email

**24. ABANDONMENT:**

If Tenant vacates the Leased Premises before the end of the Lease term or renewal thereof without written permission from the Landlord, Landlord may, at Landlord's sole discretion, hold Tenant in default of this Lease Agreement. If the Tenant fails to follow proper move out procedures, Tenant will be responsible for any and all damages and losses allowed by federal, state and local regulations as well as this Lease.

**25. LANDLORD'S REMEDIES:**

If Tenant violates any part of this Lease Agreement including non-payment of rent, the Tenant is in default of this Lease Agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

- A. The Tenant agrees that any expenses and/or damages incurred as a result of a breach of the Lease Agreement including reasonable attorney's fees will be paid to the prevailing party.
- B. The Tenant agrees that any court costs and/or fees incurred as a result of a breach of the Lease Agreement will be paid to the Landlord or the prevailing party.
- C. All rent for the balance of the term of this Lease Agreement is immediately due to the Landlord and the Landlord may sue for the entire balance as well as any damages, expenses, legal fees and costs.

**26. SUBORDINATION:**

This Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, or right to possession with regards to the building or land that the Landlord is obligated to now or in the future including existing and future financing, and/or loans or leases on the building and land.

**27. CONDEMNATION:**

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant, however is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

**28. ASSIGNMENT OR SUBLEASE:**

Tenant agrees not to transfer, assign or sub-lease the Leased Premises without the Landlord's written permission.

**29. JOINT AND SEVERAL LIABILITY:**

The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

**30. MISREPRESENTATION:**

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of this Lease.

**31. BINDING OF HEIRS AND ASSIGNS:**

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

**32. SEVERABILITY:**

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of this Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state and federal governments.

**33. GOVERNING LAW:**

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Connecticut.

**34. ADDITIONAL CLAUSES:**

- A. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant.
- B. Radon Gas Disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit.



**35. PARAGRAPH HEADINGS:**

Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

**36. ENTIRE AGREEMENT:**

- A. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between the Landlord and Tenant regarding the Leased Premises.
- B. Tenant acknowledges the receipt of any disclosures required by the State of Connecticut as well as any disclosures required by federal, state, and local jurisdictions.

**NOTICE:** This is an important LEGAL document.

- You may have an attorney review the Lease Agreement prior to signing it.
- If the Landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.
- Time is of the essence in this Lease Agreement.

By signing this Lease Agreement, the Tenant certifies that the Tenant has read, understood, and agrees to comply with all of the terms, conditions, Rules, and Regulations of this Lease Agreement including any addenda and that the Tenant has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# PET ADDENDUM

Landlord: The Prevailing Group, LLC  
Tenant: John Smith, Mary Smith  
Lease Premises: 123 Main Street, 321, Stamford, CT 06902

This LEASE ADDENDUM is incorporated into and made part of the lease executed by the Landlord and the Tenant referring to and incorporating the leased premises.

Type of Pet: \_\_\_\_\_ Name: \_\_\_\_\_ Breed: \_\_\_\_\_

Weight / Size: \_\_\_\_\_ Age: \_\_\_\_\_ Other: \_\_\_\_\_

All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. The Tenant will maintain a valid rabies vaccination certificate issued by a licensed veterinarian. It must include the animal's name, description, age, date and type of vaccination. The Tenant must renew all pet registrations annually, and provide a copy of the registration to the Landlord.

Cats and dogs must be neutered/spayed. Any reptile, fish or pet that is considered a poisonous species is prohibited. The Tenant cannot maintain exotic animals or livestock in the rental home, grounds or community property. The breeding of privately owned animals is prohibited.

Any damage to the leased premises caused by a pet or an aquarium leak must be immediately repaired, cleaned and/or replaced at the Tenant's expense (including but not limited to stained carpets, broken window shades or blinds, and scratched and chewed cabinetry). The Tenant must protect all carpeting from odor, infestation and stain by cleaning it annually. The Landlord reserves the right to inspect the Leased Premises (while providing proper notice) periodically in order to assess any possible damages.

Continual reports of excessive animal noise (such as a barking dog or loud bird) will be grounds for the Landlord's withdrawal of permission, after which the Tenant will have to remove the pet(s) from the premises immediately. Pet owners must ensure the proper disposal of a deceased animal according to Connecticut and local regulations. Burial of the deceased pet on the property grounds is strictly prohibited. When outdoors, all pets must be on a leash and under the control of a mature and responsible individual. Pets may not be tethered or left unattended outside at any time. Pets are barred from any community area such as playgrounds, pools and game courts.

The Tenant agrees to clean and properly dispose of all pet waste, both inside and outside the rental property, on a daily basis. No excrement is to remain on the grounds. Security and/or pet deposits are only refunded after the property has been vacated and examined by the management.

Service Animals are not pets, but provide assistance to disabled residents. By law, the Landlord must allow service animals for Tenants who have an apparent or verified need that they require them in order to afford a disabled Tenant fair use and enjoyment of the facilities. Additional deposits and or pet rent are not required for service animals, but Tenant(s) are responsible for cleaning up after the animal. Tenant(s) are also responsible for any damage done to the unit, building or grounds, beyond reasonable wear and tear. Service animals must meet local and state laws for vaccinations. Landlord requires the animal to be housebroken and neutered or spayed.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with Connecticut local regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenants default.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# **ADDENDUM: ZERO TOLERANCE FOR CRIMINAL ACTIVITY**

Landlord: The Prevailing Group, LLC  
Tenant: John Smith, Mary Smith  
Leased Premises: 123 Main Street, 321, Stamford, CT 06902

This LEASE ADDENDUM is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The Landlord has zero tolerance for criminal activity in or around the Leased Premises.

This policy applies to all Tenants, occupants, guests, and any visitors in or around the Leased Premises. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease.

The Tenant understands Tenant's responsibility to call the police/emergency services and report any suspicious activity observed, and then notify the Landlord.

The Tenant understands that disturbances of the peace not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease.

In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures necessary to evict the Tenant(s) from the Leased Premises. This includes but is not limited to illegal drug activity, gang involvement, organized crime and disturbances of the peace.

The Tenant understands that violation of this addendum is a default of the Lease and will result in the Landlord taking the necessary steps towards eviction of the Tenant. The Tenant may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with all applicable Connecticut, local laws and regulations.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_