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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 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.