EXTENDED STAY RENTAL AGREEMENT
DUPLEX

Tenant 1:		Tenant 2 / or Co-Signer:	
Current Home Address:		Current Home Address:	
Current Employer & Address:		Current Employer & Address:	
Home Phone:	Work Phone:	Home Phone:	Work Phone:
Email:	Cell Phone:	Email:	Cell Phone:
Reference 1 Name/Relationship:	Phone: Email:	Reference 1 Name/Relationship:	Phone: Email:
Reference 2 Name/PRIOR LANDLORD:	Phone: Email:	Reference 2 Name/PRIOR LANDLORD:	Phone: Email:

CREDIT / BACKGROUND CHECK AUTHORIZATION:
Applicant hereby authorizes a Credit Check and/or Background Check for purposes of this prospective tenancy.

TENANT 1 SIGNATURE: _____ SSN: _____ DATE: _____	TENANT 2 / or CO-SIGNER SIGNATURE: _____ SSN: _____ DATE: _____

1. PARTIES TO THIS AGREEMENT: Ray Palermo, Apartment Owner, ("We", "Us", "Our", "Owner") and above named Tenant(s) ("You", "Your", "Yours", "Tenant").

2. RENTAL UNIT LOCATION: _____, Wallingford, CT 06492 USA.

3. BEGIN DATE: _____ END DATE: _____. Change in the Begin date may be requested by Tenant, conditional to Owner approval. Tenant will provide Owner 2-weeks' notice in writing or electronically of move-out date, unless previous arrangements to either vacate early or extend rental time have been requested by Tenant and agreed to by Owner. Rental rate stated is for each one full month of occupancy regardless of length of tenancy to a maximum of 6 months. Rent will be adjusted the equivalent of **$**_____ per night if termination of occupancy results in a partial shortening or extension of the rental period.

4. RENTAL RATE: **$_____ per month** (USD). Rate is for the person(s) noted above only, plus children (named below):

   Child's Name: _____ Relationship to Tenant: _____ Gender: _____ Age: _____

   Child's Name: _____ Relationship to Tenant: _____ Gender: _____ Age: _____

5. PAYMENTS: **$**_____ Security Deposit (refunded within 30 days after rental period has ended, subject to condition of apartment at move-out) and first month rent payment **$**_____ shall be made at the time of the Owner's approval of this Rental Agreement. Both payments shall be made by Bank/Cashier check. Subsequent rent payments are due by the

last day of the month for the next month. Payments may be made electronically, or by check, made payable to: **"**_____**"** and, if mailed, sent to: _____. Late payments (10 or more days late) will be subject to 5% late payment fee and added to the next month rent, or deducted from the Security Deposit, at the discretion of the Owner.

6. RESPONSIBILITIES: Owner shall provide furnished apartment, as generally shown or depicted to Tenant. Owner shall pay the regular Condo Association monthly fee, Town water, sewer and property taxes, electric, heat, air conditioning, Internet / Wi-Fi, Amazon Fire Stick, bedding and linens, and shall maintain all major appliances and mechanicals in good working order and/or restore within a reasonable time. Consumables, such as toiletries, cleaning supplies, printer ink, food staples, office supplies, paper goods and other such items that may be provided by the Owner are a move-in courtesy only, and will not be restocked or replenished by the Owner on an ongoing basis. Housecleaning service will be provided by Owner twice monthly and shall include: bathrooms, vacuum floors, kitchen counters wiped, light dusting. In accordance with Condo Rules, Tenant shall deposit all trash in the appropriate bins provided in the designated area in parking lot. Tenant shall notify Owner immediately of any damage to the Unit or contents, regardless of cause. Tenant shall leave the property in the same general condition in which it was received and will be responsible for damage to property or contents that must be repaired or replaced due to negligence, carelessness or intentional abuse.

7. LIABILITY: Tenant agrees to pay any fine or penalty assessed by the Condo Management or Board that results from Tenant actions.

8. HOLD HARMLESS: Owners do not assume any liability for loss, damage or injury to Tenant(s), persons or their personal property. It is strongly recommended that Tenant carry a policy of renters insurance for liability and for damage to Tenant's personal property in the Unit. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, electricity, plumbing, Internet, Wi-Fi, phone, or housecleaning services. Nor will Owners accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control. The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her Tenants as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising therefore. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

9. ADDENDUMS: **No subletting allowed. No smoking is allowed anywhere in the apartment or building. No pets are allowed. Tenant shall comply fully with all rules and regulations of the Condo Association, as provided to the Tenant. Tenant acknowledges receipt of said Condo Association Rules. The Guest Book provided in the Unit has complete terms and conditions for your stay, as well as the Condo Association Rules noted herein. Tenant shall be responsible for any fine or penalty imposed by the Condo Association related to any Tenant violation.**

10. YOUR SIGNATURE BELOW INDICATES THAT YOU HAVE READ, UNDERSTAND, AND AGREE WITH ALL OF THE ABOVE.

TENANT1 SIGNATURE _____ DATE _____

PRINT NAME: _____

TENANT2 / CO-SIGNER SIGNATURE _____ DATE _____

PRINT NAME: _____

OWNER SIGNATURE _____ DATE _____

PRINT NAME: _____

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DUPLEX

PLEASE PROVIDE (FOR OFFICE USE ONLY)

DRIVER'S LICENSE NAME: _____ STATE / LIC # _____ LIC PLATE # / STATE: _____

DRIVER'S LICENSE NAME: _____ STATE / LIC # _____ LIC PLATE # / STATE: _____