

Response to Subp 8/20/08
ques

Tenants names & Phone numbers

Gladys Vargas - 860-216-5431

Violeta Sanz - 860-655-8928

Federico Castellano -

Rodolfo -

Vari Sanz - 860-778-7290

Felix Colon - 860-816-1976

Madeline Vegas - 860-655-6789

Jakeline Matos - 860-726-5026

Madeline Coto - 860-519-1145

Idis Feliciano -

12 Orange St 1 fl. Felix Colon

10/01/04

2 Children - Taisha Colon - 5y

. Natasha Colon - 8 yr.

Jakeline Matos

4/1/08

14 Orange St 2nd fl.

4 Kids age not known

Shakira Ortiz, Yadira Ortiz, Yanira Ortiz

Jakeline Guzman

Madeline Vegas

10/31/01

14 Orange St 3rd fl

2 Kids age not known

Ryan Ortigas

Kataline Ortigas

8/20/08

5/1/05

Residential Properties - present

1. 43-45 Colonial St. - 3 units
Hartford CT 06106 - Target Housing

2. 12-14 Orange St - 3 units
Hartford CT 06106 - Target Housing

3. 76 Ellington St - 1 unit
Hartford CT 06106 - Target Housing

4. 105 Hebron St - 1 unit
Hartford CT 06112 - Target Housing

property owner - Douglas Paulino - se:
9 Orange St
Hartford CT 06106
860-478-6163

no longer
living there

Public Housing Assistance
43 Colonial St. ^{1st Fl.} Gladys Vargas
Hartford CT 06106 1, ~~teenage~~ older son

14 Orange St 2nd Fl. - Jackeline Matos
Hartford CT 06106 4 Kids age not known

76 Ellington St - Lori Dullary
Hartford CT 06104 - 3 Kids Age not known

8/20/08

Gladys Vargas
43 Colonial ST 1 Fl

Violeta Samz - 01/07 leased
45 Colonial ST 2nd fl. 2 Kids age not known

Rodolfo
45 Colonial ST 2nd fl. - 10/05 leased
2 Kids age not known

Federico Castellano
45 Colonial ST 3rd fl 11/05 leased
2 Kids age not known

Lori Dullary
76 Ellington St. 10/01/07 lease
2 Kids age not known

No Renovation
No Employees

Douglas Paulino
9 Orange St
Hartford CT 06106.
Tel: (860) 478-6163

9 Orange st 1 Floor

✓ - Currently Living

- ① Nathalin Morales.
- ② Manuel Ocacio. ✓
- ③ Ray Hardy.

11 Orange st 2 Floor: 2 Floor

Idris Feliciano - had ESL child
Natalia Motolla. } past tenants
Laura Mejillones. }

Gladi's Melendez. (860) 519-1145 ✓

11 Orange st 3 Floor.

Efrain Robledo.

Maira Rojena. ✓

↓
Leaving at the end of Aug 14

356 Franklin Ave Harbor CT 06106

Deirin Ramire (860) 819-7909 ✓



LAWYERS TITLE INSURANCE CORPORATION
OWNER'S POLICY
SCHEDULE A

FILE NUMBER
Paulino, Douglas

DATE OF POLICY
9/16/05 at 3:07pm

AMOUNT OF INSURANCE
\$179,000.00

POLICY NUMBER
B82-0018146

1. Name of Insured:

Douglas Paulino

2. The estate or interest in the land described herein and which is covered by this policy is:

Fee Simple

3. The estate or interest referred to herein is at Date of Policy vested in:

Douglas Paulino

4. The land herein described is encumbered by the following mortgage and assignments, if any, and the mortgage, if any, shown on Schedule B hereof:

Mortgage in the original principal amount of \$179,000.00 from Douglas Paulino to 43-45 Colonial Street Hartford, CT 06102, dated 9/13/05, and recorded in the Hartford, Land Records at 3:07pm.

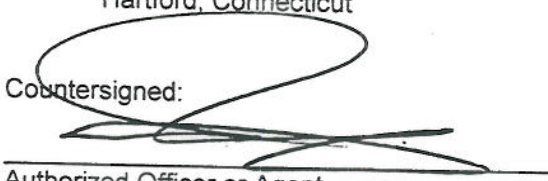
5. The land referred to in this policy is described as follows:

See Exhibit A attached hereto and made a part hereof.

Property Address:

43-45 Colonial Street Hartford, CT 06102
Hartford, Connecticut

Countersigned:



Authorized Officer or Agent
Attorney Patrick Lyle, Esq.

ALTA Owner's Policy
Schedule A

This Policy is invalid unless the cover sheet and Schedule B are attached. When this schedule is used with an Advantage/Homeowner's Policy of Title Insurance for a One-to-Four Family Residence, "Your Deductible Amount" is zero and "Our Maximum Amount of Liability" is equal to the Amount of Insurance set forth above.

**LAWYERS TITLE INSURANCE CORPORATION
OWNER'S POLICY
SCHEDULE B**

FILE NUMBER
Paulino, Douglas

POLICY NUMBER
B82-0018146

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the following:

1. Rights or claims of parties other than the owner in possession of any or all of the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area, subsurface conditions, encroachments and such state of facts as would be disclosed by a current, accurate and complete survey and inspection of the premises.
3. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Any taxes which are not yet due and payable.

Note: Taxes are paid through 12/31/2005.

5. **IF THE INSURED PREMISES IS A UNIT IN A COMMON INTEREST COMMUNITY:**
Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title as set forth in the Declaration of the common interest community, and By-laws as duly recorded in the appropriate Land Records Office and as the same may have been lawfully amended.

Exceptions Numbered **1 and 3** are hereby omitted from the Owner's Policy.

ADDITIONAL COVERAGE

CONDOMINIUM AND PLANNED COMMUNITY COVERAGE

If the insured premises is a unit in a condominium or planned community, the coverages contained in the ALTA 4.1 Condominium Endorsement (for condominiums) or the ALTA 5.1 Planned Unit Development Endorsement (for planned communities) are hereby given with respect to this Owner's Policy to the same extent as if the endorsement was attached to this policy.

INFLATION PROTECTION (RESIDENTIAL ALTA OWNER'S POLICY ONLY)

Provided there is situated on the land described under Schedule A, a one to four family residence or the land is a unit in a residential common interest community, together with its undivided interest in the common elements the Amount of Insurance of the Owner's Policy as stated in Schedule A of the Policy will be automatically increased by ten percent of the stated Amount of Insurance on each anniversary of the original Date of Policy until the Amount of Insurance has increased to one hundred fifty percent of the stated Amount of Insurance.

LAWYERS TITLE INSURANCE CORPORATION
OWNER'S POLICY
EXHIBIT A

FILE NUMBER
Paulino, Douglas

POLICY NUMBER
B82-0018146

104 74 11020

SCHEDULE A

A certain piece or parcel of land, together with the buildings thereon, situated in the Town of Hartford, County of Hartford, and State of Connecticut, known as Nos. 43-45 Colonial Street, and also known as Lot No. 30 on a map entitled "Property of Washington Street Realty Company, Hartford, Connecticut, Scale 1"=40", April, 1922, A. B. Alderson, Civil Engineer", which map is on file in the Town Clerk's Office in said Hartford, except such portion of the same as was taken by the City of Hartford in the layout of Colonial Street and being bounded and described as follows, to wit:

North, on Colonial Street, about fifty (50) feet;

East, on land now or formerly of Esther E. Schupeck, et al, one hundred four and ninety-two one-hundredths (104.92) feet;

South, on land now or formerly of Hartford National Bank & Trust Co., Trustee, (Lot Number 11 on said map), fifty (50) feet; and

West, on land now or formerly of Antoinette M. Civitello, one hundred five and nine-tenths (105.9) feet.

SCHEDULE C
to policy

Lawyers

WARRANTY DEED

008183

To all people to whom these Presents shall come, Greeting:

KNOW YE THAT I, **DAREL D. COLLINS** of the Town of Hartford, County of Hartford and State of Connecticut,

For the consideration of **ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00)**

received to my full satisfaction of **DOUGLAS PAULINO**, of the Town of Hartford, County of Hartford and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said

DOUGLAS PAULINO, his heirs and assigns forever

A certain piece or parcel of land with the buildings and improvements thereon, situated in the Town and City of Hartford, County of Hartford and State of Connecticut known as Nos. 12-14 Orange Street and being more particularly bounded and described as follows:

Northerly: by land now or formerly of Frank Palione and Justus Johnson, partly by each in all about 184 feet;

Easterly: by land now or formerly of Justus Johnson, about 50 feet;

Southerly: by a gangway and land now or formerly of William J. Gray, about 75 feet; and

Westerly: by Orange Street, 4 inches.

Together with gangway rights as of record may appear.

Being the same premises conveyed to the Grantor herein by virtue of a Quit Claim Deed dated April 11, 2000 and recorded in Volume 4232 at Page 345 of the Hartford Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee, his heirs and assigns forever and to his own proper use and behoof.. And also, I, the said grantor do for myself, my heirs,

Return To
43-45 Colonial St Hartford
Attn: Douglas Paulino

executors, administrators, and assigns covenant with the said grantee, his heirs and assigns that at and until the unsealing of these presents, I am well seized of the premises, as a good indefeasible estate in *FEE SIMPLE*; and have a good right to bargain and sell the same in manner and form as is above written, and that the same is free from all encumbrances whatsoever, except as is above written.

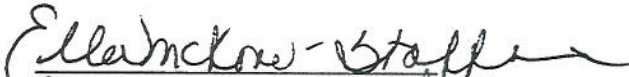
AND FURTHERMORE, I, the said grantor, do by these presents bind myself and my heirs and assigns forever to *WARRANT AND DEFEND* the above granted and bargained premises to him, his heirs and assigns, against all claims and demands whatsoever, except as is above written.


IN WITNESS WHEREOF, We have hereunto set our hands this 25 th day of May 2006.


Signed and Delivered in the presence of:

WITNESS

GRANTOR


Ellen McKone - Stafford


Darel D. Collins


Lisa Silvestri


STATE OF CONNECTICUT }

Hartford

May 25, 2006

COUNTY OF HARTFORD }

Personally appeared Darel D. Collins signer of the forgoing instrument and acknowledged the same to be his free act and deed before me.


Lisa Silvestri
Commissioner of the Superior Court

Grantees Address
12-14 Orange Street
Hartford, CT 06106

\$ 700.00 ^W State Conn. Tax Received
\$ 100.00 Municipal Conn. Tax Received


HARTFORD
TOWN CLERK

016973

Warranty Deed

To all People to Whom these Presents shall Come, Greeting:
Know Ye, that **Janet Dawson**, by **Lawrence A. Levinson**, her attorney-in-fact, of the State of Connecticut, herein designated as the Grantor, for the consideration of

One Hundred Forty Thousand and 00/100 (\$140,000.00) Dollars

received to the full satisfaction of the Grantor, from

Douglas E. Paulino

herein designated as the Grantee, does hereby give, grant, bargain, sell and convey to the Grantee,

All that certain piece or parcel of land, more fully described in Schedule A attached hereto and made a part hereof and known as 76 Ellington Street in the City of Hartford, County of Hartford and State of Connecticut

To have and to hold the premises hereby conveyed, with the appurtenances thereof, unto the Grantee and unto the Grantee's heirs, successors and assigns forever and to the Grantee and his own proper use and behoof; **and** the Grantor do for herself, her heirs, successors and assigns covenant with the Grantee, her heirs, successors and assigns that the Grantor is well seized of the premises as a good indefeasible estate in **Fee Simple**; and has good right to grant and convey the same in manner and form as herein written and the same is free from all encumbrances whatsoever, except as herein stated.

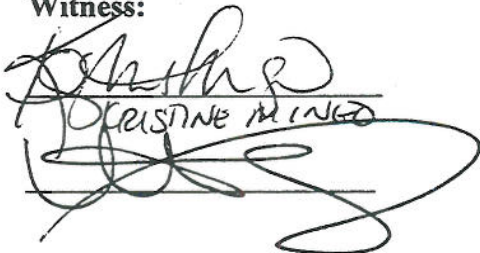
And Furthermore, the Grantor does by these presents bind herself and her heirs, successors and assigns forever to **Warrant And Defend** the premises hereby conveyed to the Grantee and his heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

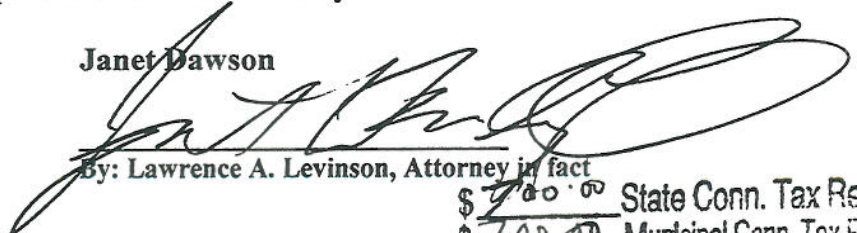
In Witness Whereof, the Grantor, by her attorney-in-fact, Lawrence A. Levinson, has hereunto set his hand and seal, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereto, this **2nd** day of **November, 2006**

Signed, Sealed and Delivered in the presents of or Attested by

Witness:


 KRISTINE M. LIND

Janet Dawson


 By: Lawrence A. Levinson, Attorney in fact

\$ 700.00 State Conn. Tax Re
 \$ 700.00 Municipal Conn. Tax R

State of Connecticut

November 2 2006


 D. M. Carey HARTFORD

Schedule

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of Hartford, County of Hartford, and State of Connecticut, known as No.76 Ellington Street, also known as Lot No. 112 on a map entitled "SUBDIVISION MAP, No. 2 property of the WESTBROOK DEFENSE HOMES, INCORPORATED, situated in the City of Hartford, Conn. (Hartford County) Scale 1" = 80' Jan.11, 1943, Amended Oct. 20, 1943", made by Harold R. Becker, Civil Engineer & Surveyor, on file in the Town Clerk's Office in said Town of Hartford, and more particularly bounded and described as follows:

North: by land now or formerly of Hartford W. Casey, et al, Lot No. 113 on said map, one hundred (100) feet;

East: by land now or formerly of Russell L. Constantine and Westbrook Defense Homes, Incorporated, partly by each, in all, fifty (50) feet;

South: by land now or formerly of John W. Smith, Lot No. 111 on said map, one hundred (100) feet; and

West: by Ellington Street, fifty (50) feet.

SAID PREMISES ARE FURTHER SUBJECT TO:

Any/all further provisions of; any ordinances, municipal regulations, public or private laws, zoning regulations and building lines, if established.

Taxes due to the Town of Hartford and as the same become due and payable, which the Grantee herein assumes and agrees to pay

PAYMENT 1100
AFTER 8/15/07 400

Amount to DUE
10000

LEASE

By this agreement, made and entered into on 9/1/07, between
Douglas Paulino (Lessor) and Gladis Melendez, herein referred to
as Lessee, Lessor leases to Lessee the premises situated at 11 Orange St #2 Floor
in the city of Hartford County of Hartford, state of
Connecticut 06106

Together with all appurtenances, for a term of 1 years, to commence on the
9/1/07, and to end on 8/30/08,
at 12 o'clock A.M.

1. **Rent.**- Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of 1,600 (\$ 800.00 per month in advance on the 1st day of each calendar month beginning 9/1/07 on 11 Orange St #2 Floor City of Hartford, County of Hartford, State of Connecticut, or at such other place as Lessor may designate. For payments made after the 10th day of every month, the late fee will be \$ ~~50.00~~ 50.00

2. **Security Deposit.**- On execution of this lease, Lessee deposits with Lessor (\$ 800.00), receipt of which is acknowledged by Lessor, as security for the faithful performance by him of the provisions hereof.

3. **Quiet Enjoyment.**- Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold and enjoy the demised premises for the agreed term.

4.- **Use of Premises.**- The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

5.- **Number of Occupants.**- Lessee agrees that the demised premises shall be occupied by no more than 3 persons, consisting of 3 adults and ~~1~~ children under the age of (18) years, without the written consent of Lessor.

NAME OF OCCUPANTS.

- ① Gladis Melendez
- ② Victor Melendez
- ③ Roman Pimentel

Rental / Credit Application

PERSONAL INFORMATION

Date 8/5/07 Interviewed By _____
Name of Applicant Gladys Meléndez Date of Birth 2/21/
E-mail _____ Telephone (860) 992-3599
Social Sec. No. ~~XXXXXXXXXX~~ Driver's License No. _____
Present Address 272 Cleveland Ave ^{Apt 10} City Hartford State CT Zip 06120
Prior Address _____ City _____ State _____ Zip _____
How long have you lived at present address? 4 month How long have you lived at prior address? _____
Name of Landlord José Telephone _____
Prior Landlord _____ Telephone _____
How many will be living in this unit? Adults 5 Children 3 Pets — Weight of pets _____
Employer Child Care Occupation babysitter Current Salary 800/mo
How long? 7 years Contact Person Mildred Pimentel Telephone (860) 706-7065

SPOUSE

Name of Spouse Ramon Pimentel Date of Birth 11/1/46 Telephone 970-8917
Social Sec. No. ~~XXXXXXXXXX~~ Driver's License No. ~~XXXXXXXXXX~~
Employer _____ Occupation _____ Current Salary _____
How long? _____ Contact Person _____ Telephone _____
Has your spouse ever filed for bankruptcy? ☐ Yes ☒ No

Bank Name _____ Branch _____ Telephone _____
Address _____
Checking Account No. _____ Savings Account No. _____

6.- Condition of Premises.- Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

7.- Assignment and Subletting.- Without the prior writing consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law shall be void and shall, at Lessor's option, terminate this lease.

8.- Alterations and improvements.- Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

9.- Damage to Premises.- If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee's family, agent or, visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

10.- Dangerous Materials.- Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11.- Utilities.- Lessee shall be responsible for arranging for and paying for all utility services required on the premises, except that NONE shall be provided by Lessor.

12.- Maintenance and Repair.- Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and this lease and any renewal thereof. In

particular, Lessee shall keep the fixtures in the house or on or about the lease premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste or neglect

or that of his employee, family, agent, or visitor. Major maintenance and repair of the lease premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

13.- Animals.- Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.

14.- Right of Inspection.- Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

15.- Display of signs.- During the last 30 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

16.- Subordination of Lease.- This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances and any and all renewals or extensions of such liens or encumbrances.

17.- Holdover by Lessee.- Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new lease, month to month, shall be deemed to exist between Lessor and Lessee which shall be subject to all the terms and conditions hereof, but shall be terminated on 30 days' written notice served by either Lessor or Lessee on the other party.

18.- Surrender of Premises.- At the expiration of the lease term, Lessee shall quit and surrender the premises, hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by or to contents excepted.

19.- Default.- If any default is made in the payment of rent, or any part thereof,

at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 30 days of receipt of such notice. Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

20.- Abandonment.- If at any time during the term of this lease Lessee abandons the demised premises of any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of then unexpired term, and any receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

21.- Binding Effect.- The Covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

Pauline X Selby Melendez

NOTICE: State laws establish rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of the state of Connecticut. If you have a question about the interpretation or legality of a provision of this agreement, you want to seek assistance from a lawyer or other qualified person.

RESIDENTIAL LEASE

By this agreement, made and entered into on 10-01-07 between Douglas Paulino (Lessor) and Felix Colon, herein referred to as Lessee, Lessor leases to Lessee the premises situated at 12 Orange St in the city of Hartford County of Hartford, state of Connecticut 06106.

Together with all appurtenances, for a term of 1 years, to commence on the 10-01-07, and to end on 9-30-08, at 12 o'clock A.M.

1. Rent.- Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of 1,400.00 (\$ 700.00 per month in advance on the 1st day of each calendar month beginning 10-01-07 on 12 Orange St City of Hartford, County of Hartford, State of Connecticut, or at such other place as Lessor may designate. For payments made after the 10th day of every month, the late fee will be \$ 50.00.

2. Security Deposit.- On execution of this lease, Lessee deposits with Lessor (\$700.00), receipt of which is acknowledged by Lessor, as security for the faithful performance by him of the provisions hereof.

3. Quiet Enjoyment.- Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold and enjoy the demised premises for the agreed term.

4.- Use of Premises.- The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

5.- Number of Occupants.- Lessee agrees that the demised premises shall be occupied by no more than 4 persons, consisting of 2 adults and 2 children under the age of (18) years, without the written consent of Lessor.

Felix Colon
Brenda Ortiz 7/23/80
Taisha Colon 1/16/00
Natasha Colon 5/3/98.

6.- Condition of Premises.- Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

7.- Assignment and Subletting.- Without the prior writing consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law shall be void and shall, at Lessor's option, terminate this lease.

8.- Alterations and improvements.- Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

9.- Damage to Premises.- If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee's family, agent or, visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

10.- Dangerous Materials.- Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11.- Utilities.- Lessee shall be responsible for arranging for and paying for all utility services required on the premises, except that NOVE shall be provided by Lessor.

12.- Maintenance and Repair.- Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and this lease and any renewal thereof. In

particular, Lessee shall keep the fixtures in the house or on or about the lease premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste or neglect

or that of his employee, family, agent, or visitor. Major maintenance and repair of the lease premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

13.- Animals.- Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.

14.- Right of Inspection.- Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

15.- Display of signs.- During the last 30 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

16.- Subordination of Lease.- This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances and any and all renewals or extensions of such liens or encumbrances.


17.- Holdover by Lessee.- Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on days' written notice served by either Lessor or Lessee on the other party.

18.- Surrender of Premises.- At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

19.- Default.- If any default is made in the payment of rent, or any part thereof,

20.- **Abandonment.**- If at any time during the term of this lease Lessee abandons the demised premises of any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of then unexpired term, and any receive and collect all rent payable by virtue of such reletting, and, at Lessor' option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor 's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

21.- Binding Effect.- The Covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

 X Felix Colon

NOTICE: State laws establish rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of the state of Connecticut.. If you have a question about the interpretation or legality of a provision of this agreement, you want to seek assistance from a lawyer or other qualified person.

Contract No. ____FRP/1048

State of Connecticut – Department of Social Services
J. D'Amelia & Associates, LLC
C/o West Hartford Housing Authority
80 Shield Street
West Hartford, CT 06110
Phone (860) 953-0002 Fax (860) 953-5763

**State Rental Assistance Program (RAP)
Contract**

The Rental Assistance Contract is made and entered into between J. D'Amelia & Associates, LLC / West Hartford Housing Authority (hereinafter referred to as the "Designated Agent" and DOUGLAS PAULINO (the "Owner"), pursuant to CT. General Statutes 17b-812-17b-814 to assist the low income family (hereinafter referred to as the "Family") identified below to lease a privately owned decent, safe and sanitary dwelling unit from the owner. The State Department of Social Security (hereinafter referred to as "DSS") shall fund its Designated Agent to make rental assistance payments to the owner on behalf of the family in accordance with the Rental Assistance Program (hereinafter referred to as "RAP") Contract.

I. Contract Information

A. This contract applies only to the Family and the dwelling unit under contract as specified in this section.

Dwelling Unit (address, including apartment number if any.)
14 ORANGE ST, #2
HARTFORD, CT 06105

Family Representative (full name)
JACKELINE MATOS

A. Family Members (full names of all household members)
JACKELINE MATOS
SHAKIRA ORTIZ
YADIRA ORTIZ
YANIRA ORITZ
JAKELINE GUZMAN

B. The term of the contract begins on 4/1/08, the first day of the term of the lease, and terminates on the last day of the term of the lease.

C. The total monthly rent payable to the Owner during the term of the contract, including the portion of the rent payable by the family is called the "contract rent". The amount of the initial contract rent to the Owner is \$960.00 per month. The amount of the monthly contract rent to the owner is subject to change during the RAP contract term in accordance with this RAP contract.

II. Tenant Contribution

A. The portion of the contract rent payable by the family ("tenant contribution") will be an amount determined by the Designated Agent. The amount of the initial tenant contribution shall be \$ 607.00 per month and is subject to change during the term of this contract. The tenant contribution is the maximum amount the Owner can require the Family to pay for rent of the unit, including all services, maintenance and utilities to be provided by the Owner in accordance with the lease. The Owner may not demand or accept any rent payment from the Family in excess of the tenant contribution and must immediately return any excess rent payment made by the family.

- B. The Family is not responsible for payment of the portion of contract rent covered by the housing assistance payment under the RAP contract between the Owner and the Designated Agent. The Owner may not terminate the tenancy of the family for nonpayment of the Designated Agent's housing assistance payment.

III. Rental Assistance Payment

- A. During the term of the contract, the Designated Agent must make rental assistance payments to the Owner on behalf of the Family. The rental assistance payment is credited toward the monthly contract rent to Owner under the lease. Rental assistance payments will only be paid to the Owner during the lease term and while the Family is residing in the unit. The rental assistance payment for the first and last month's rent will be pro-rated for any partial month during the lease term while the family is living in the unit.
- C. The rental assistance payment to the Owner shall be equal to the contract rent minus the tenant contribution. The amount of the rental assistance payment will be determined by the DA in accordance with RAP guidelines and will be paid promptly to the owner when due. The initial amount of the rental assistance payment at the start of this contract is \$ 353.00 and is subject to change during the term of the contract. Any change in the amount of the rental assistance payment will be effective on the date stated in a notice by the DA to the Owner.
- D. The Designated Agent will not pay the tenant contribution, or any claim by the Owner against the Family. The Designated agent is only responsible for making rental assistance payments to the Owner in accordance with this RAP contract.
- D. Unless the Owner complies with all provisions of this RAP contract, the Owner does not have the right to receive rental assistance payments. If the DA determines that the Owner is not entitled to the rental assistance payment or any part of it, the DA, in addition to the other remedies, may deduct the amount of the overpayment from any amounts due to the owner (including amounts due under any other Rental Assistance contract).
- E. The Owner agrees that the endorsement on the rental assistance payment check shall be conclusive evidence that the Owner has received the full amount of the rental assistance payment for the month and shall be a certification by the owner that 1) the dwelling unit is in decent safe and sanitary condition and the owner is providing all the services, maintenance and utilities as agreed upon in the lease; 2) the dwelling unit identified on page one of this contract is leased to the Family named on page one of this contract; 3) the contract rent does not materially exceed rents charged by the owner for the units that are not set aside as rental assistance program housing; 4) except for the rental assistance payment and tenant contribution as provided under this contract, the Owner has not received and will not receive any payments of other consideration (from the family, the DA or any other public or private source) as rent for the dwelling unit; 5) to the best of the Owner's knowledge, the family does not own, or have any interest in the dwelling unit, however if the unit is a cooperative, the Family may be a member of the cooperative, and 6) the members of the Family occupy the dwelling unit and unit is used solely for residential purposes by the Family and as the Family's principal place of residence.

IV. Maintenance and Inspection

- A. The Owner agrees to maintain and operate the dwelling unit, and related facilities to provide decent, safe and sanitary housing as defined in 17b-812 of the Regulations of Connecticut State Agencies, as amended, including the provision of all the services, maintenance and utilities as agreed to in the lease. If the Designated Agent determines that the Owner is not meeting such obligation, the DA shall have the right, even if the Family continues to occupy, to terminate or reduce rental assistance payments to the Owner, and to terminate this contract.
- B. The Designated Agent of his/her representative shall have the right to inspect the dwelling unit and related facilities least annually and at such other times as may be necessary, in the determination of the DA to assure that the Owner is providing all the services, maintenance and utilities agreed to under the lease.

V. Security Deposit

A. The Owner shall comply with Section 47a-21 of the Connecticut General Statutes, as amended and shall not collect a security deposit from the Family which is more than the maximum amount permitted under this statute.

B. After the Family moves from the designated unit, the Owner may, subject to Connecticut General Statutes Section 46-a-21, use the security deposit, including any interest on the deposit, in accordance with the lease, as reimbursement for any unpaid tenant contribution toward the rent or, damages to the unit or other amounts that the Family owes under the lease. The Owner will give the Family a written list of all items charged against the security deposit and the amount charged for each item. After deducting the amount, if any, used to reimburse the Owner, the Owner must promptly refund the full amount of the unused balance to the Family.

C. The security deposit refunded shall include the amount of interest payable on this security deposit.

VI. Transfer of the Contract

The Owner has not made or will not make any transfer, in any form, of this contract without prior written consent of the Designated Agent.

VII. Termination of the Contract

A. The term of this contract terminates if any of the following occurs: the lease terminates, this contract terminates or the DA terminates rental assistance for the Family. The DA may terminate rental assistance for the Family if it fails to meet its responsibilities as outlined in the Rental Assistance Program, Family Certificate of Program Participation. If the DA terminates program assistance for the Family, this contract terminates automatically. If the Family moves out of the dwelling unit, the contract terminates automatically. If the Family moves out of the dwelling unit, the contract terminates automatically. The contract terminates automatically 180 calendar days after the last rental assistance payment is made to the Owner.

B. The DA may terminate this contract if the DA determines, in accordance with RAP requirements, that available RAP funding is not sufficient to support continued assistance for Families in the program.

C. The DA may terminate this contract if the DA determines that the dwelling unit does not meet housing quality standards because of an increase in Family size or a change in Family composition, or the contract unit is larger than appropriate for the Family's size and composition.

D. If the Family breaks up, the DA has the discretion to determine which members of the Family continue to receive rental assistance. The DA may terminate this contract altogether, or may continue rental assistance payments on behalf of Family members who remain in the dwelling unit.

E. The DA may terminate this Rental Assistance contract if the DA determines that the Owner has breached the contract.

VIII. Rights of DA If Owner Breaches the RAP Contract

A. The following actions by the Owner (including a principal or other interested party) shall be considered to be a breach of the RAP contract: If the Owner has violated any of his/her obligations under this contract, including the Owner's obligations to maintain the dwelling unit in accordance with CT. General Statutes 47a-7 and federal housing quality standards pursuant to 24 CFR 882.109 or if the Owner has committed fraud, bribery or any other corrupt or criminal act in connection with the Rental Assistance Program.

B. If the DA determines that a breach of this contract has occurred, the DA may exercise any of its right or remedies under this contract. The DA shall notify the Owner of such determination of contractual breach, including a brief statement of the reasons for the determination. The notice by the DA to the

Owner may require the Owner to take corrective action (to be verified by the DA) by a certain prescribed time in the notice. The DA's rights and remedies against the Owner under this contract include suspension of rental assistance payments, abatement or other reduction of rental assistance payments, termination of rental assistance payments and termination of RAP this contract. The DA's exercise or non-exercise of any remedy for any breach of the contract by the owner shall not constitute a waiver of that right or remedy or any other right or remedy at any time.

IX. Termination of Tenancy by Owner

The Owner may only terminate the tenancy in accordance with the lease. The Owner must give proper notice of termination in accordance with CT General Statutes 47a-23. The Owner must give the DA a copy of any Owner Eviction Notice to the tenant at the same time that the Owner gives notice to the tenant. "Owner eviction notice" means a notice to vacate, or a complaint or other initial pleading used under state or local law to commence an eviction action.

X. Exclusion of Third Party Rights

A. The DA does not assume any responsibility for injury to, or any liability for any person injured as a result of the Owner's action or failure to act in connection with the implementation of this contract, or as a result of any other action or failure to act by the Owner.

B. The Owner is not the agent of the DA, and the RAP contract does not create or affect any relationship between the DA and any lender to the Owner or any suppliers, employees, contractors or subcontractors used by the Owner in connection with implementation of this contract.

C. Nothing in this contract shall be construed as creating any right of the Family or other third party to enforce any provision of this contract, or to assert any claim against the State of Connecticut, DSS, the DA or the Owner under the RAP contract.

Non Discrimination

Discrimination on the basis of race, color, national origin, sex, creed, physical or mental disability, familial status, marital status, age, lawful source of income and sexual orientation is prohibited in accordance with the Connecticut Fair Housing Act (C.G.S. 46a-b (2), (4) & (7)).

XII. Insurance

The Owner agrees that while performing services specified in this agreement that he shall carry sufficient insurance (liability and/or other) as applicable according to the nature of the service to be performed so as to "save harmless" the State of Connecticut or DA from any insurable cause whatsoever. If requested, certificates of such insurance shall be filed with the contracting DA to the performance of services.

XIII. Procurement and Contractual Agreements

The terms and conditions contained in this section constitute a basis for this Contract. These terms and conditions, as well as others, so labeled elsewhere in this document, are mandatory for this Contract. The DA is solely responsible for rendering decisions in matters of interpretation on all terms and conditions.

XIV. Inspection of Work Performed

The DSS or DA shall at all reasonable times upon reasonable advance notice have the right to enter into owner's premises, or such other places where duties under the Contract are being performed, to inspect, monitor or otherwise evaluate the work being performed. The Owner and all subcontractors must provide all reasonable facilities and assistance for DSS or DA representatives. All inspections and evaluations shall be performed in such a manner as will not unduly delay work.

XV. Waivers

No covenant, condition, duty, obligation or undertaking contained in or made a part of this Contract shall

be waived, except as specifically provided in any section of this Contract, or by the written agreement of the parties. Forbearance or indulgence in any form or manner by either party in any regard whatsoever shall not constitute a waiver of the covenant, condition, duty, obligation or undertaking to be kept, performed, or discharged by the Owner. Notwithstanding any such forbearance or indulgence, until complete performance or satisfaction of all such covenant, conditions, duties, obligations and undertakings, each party shall have the right to invoke any remedy available under the Contract, or under law or equity.

XVI. Force Majcure

Neither party shall incur liability for any failure to perform its obligations under this Contract due to causes beyond its reasonable control including, but not limited to, fire, storm, flood, earthquake, explosion, accident, acts of war, acts of God, acts of federal, state or local government or any agency thereof and judicial action, acts of third parties, and computer or equipment failures other than those caused by the sole negligence of either party.

PAYMENTS SHALL BE MADE BY U.S.MAIL TO: (ADDRESS)

OWNER:
DOUGLAS PAULINO
NAME OF OWNER

Douglas Paulino
SIGNATURE OF OWNER OR AUTHORIZED INDIVIDUAL

5/26/08
DATE

DESIGNATED AGENT:

Eileen Kozlowski, West Hartford Housing Authority, J. D'Amelia & Assoc. SERT Program

SIGNATURE

DATE

Residential Lease

APARTMENT-CONDOMINIUM-HOUSE

BY THIS AGREEMENT made and entered into on JUNE 01, 2008, between Douglas Paulino, herein referred to as Lessor, and Marilyn Cotto Rivera, herein referred to as Lessee. Lessor leases to Lessee the premises situated at 14 Orange St #3, in the City of Hartford, County of Hartford, State of CONNECTICUT, and more particularly described as follows: USA together with all appurtenances, for a term of 6 months(s), to commence on JUNE 01, 2008, and to end on December 30, 2008, at 12:00 PM.

1. Rent. Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of Seven hundred Dollars (\$ 700.00) per month in advance on the 1st day of each calendar month beginning JUNE 01, 2008, at 14 Orange St, City of Hartford, State of Hartford or at such other place as Lessor may designate.
2. Form of Payment. Lessee agrees to pay rent each month in the form of one personal check, OR one cashier's check, OR one money order made out to Douglas Paulino.
3. Late Payments. For any rent payment not paid by the date due, Lessee shall pay a late fee in the amount of Seventy %/100 Dollars (\$ 70.00).
4. Returned Checks. If, for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of Thirty Five Dollars (\$ 35.00) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.
5. Security Deposit. On execution of this lease, Lessee deposits with Lessor Seven hundred Dollars (\$ 700.00), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, except where required by law, on the full and faithful performance by him of the provisions hereof.
6. Quiet Enjoyment. Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
7. Use of Premises. The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

8. Number of Occupants. Lessee agrees that the demised premises shall be occupied by no more than 2 persons, consisting of 1 adult(s) and 1 child(ren) under the age of 18 years, without the written consent of Lessor.
9. Condition of Premises. Lessee stipulates that he or she has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean and tenantable condition.
10. Keys. Lessee will be given 3 key(s) to the premises and 0 mailbox key(s). If all keys are not returned to Lessor following termination of lease, Lessee shall be charged FIVE Dollars (\$ 5⁰⁰) per key.
11. Locks. Lessee agrees not to change locks on any door or mailbox without first obtaining Lessor's written permission. Having obtained written permission, Lessee agrees to pay for changing the locks and to provide Lessor with one duplicate key per lock.
12. Lockout. If Lessee becomes locked out of the premises after management's regular stated business hours, Lessee will be required to secure a private locksmith to regain entry at Lessee's sole expense.
13. Parking. Any parking that may be provided is strictly self-park and is at owner's risk. Parking fees are for a license to park only. No bailment or bailee custody is intended. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Snow removal is the responsibility of the vehicle owner. Any tenant who wishes to rent a parking space or garage must sign a Parking Space or Garage Rental Agreement.
14. Assignment and Subletting. Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.
15. Alterations and Improvements. Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.
16. Damage to Premises. If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.
17. Dangerous Materials. Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises

or that might be considered hazardous or extra hazardous by any responsible insurance company.

18. Utilities. Lessee shall be responsible for arranging for and paying for all utility services required on the premises, except that NONE shall be provided by Lessor.
19. Right of Inspection. Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improve-ments thereon.
20. Maintenance and Repair. Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the electric bills in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direc-tion without the prior written consent of Lessor.
21. Painting. Lessor reserves the right to determine when the dwelling will be painted unless there is any law to the contrary.
22. Pets. Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing this lease, Lessee shall pay to Lessor, in trust, a deposit of NONE Dollars (\$ 00 00), to be held and disbursed for pet damages to the Premises (if any) as provided by law. This deposit is in addition to any other security deposit stated in this lease. Any Lessee who wishes to keep a pet in the rented unit must sign a Pet Agreement Addendum.
23. Display of Signs. During the last 182 days of this lease, Lessor or his or her agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.
24. Rules and Regulations. Lessor's existing rules and regulations, if any, shall be signed by Lessee, attached to this agreement and incorporated into it. Lessor may adopt other rules and regulations at a later time provided that he or she have a legitimate purpose, not modify Lessee's rights substantially and not become effective without notice of at least two (2) weeks.
25. Subordination of Lease. This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.
26. Holdover by Lessee. Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days' written notice served by either Lessor or Lessee on the other party.

27. Notice of Intent to Vacate. (This paragraph applies only when this Agreement is or has become a month-to-month Agreement.) Lessor shall advise Lessee of any changes in terms of tenancy with advance notice of at least 30 days. Changes may include notices of termination, rent adjustments or other reasonable changes in the terms of this Agreement.
28. Surrender of Premises. At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.
29. Default. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 3 days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.
30. Abandonment. If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his or her option, enter the demised premises by any means without being liable for any prosecution therefore, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his or her discretion, as agent for Lessee, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.
31. Binding Effect. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.
32. Radon Gas Disclosure. As required by law, Lessor makes the following 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."
33. Lead Paint Disclosure. "Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention."
34. Severability. If any portion of this lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

35. Insurance. Lessor has obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property defects or Lessor's negligence. Lessor's insurance does not cover Lessee's possessions or Lessee's negligence. Unless the opt-out clause below is initialed by both Lessee and Lessor, Lessee must obtain a renter's insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

Opt-Out Clause:

HIC ⁰¹⁻⁰⁸ Lessee and Lessor must both initial and date here if the requirement that Lessee obtain renter's insurance is waived. If the requirement is waived, Lessee will not be required to obtain renter's insurance. Lessor's insurance policy does not cover damages or loss of Lessee's personal possessions as well as losses resulting from Lessee's negligence.

36. Other Terms: _____

Lessee

Marilyn C. Ho Rivers

Date: JUNE-01-08

Lessor

Douglas Paulino

Date: JUNE 01-08

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

NOTICE: Contact your local county real estate board for additional forms that may be required to meet your specific needs.

Model Lease for Voucher Tenancy
Section 8 Tenant-Based Assistance
Rental Voucher Program

COPY

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

MAR 18 2008 PM 3:03

Part A of Lease: Contract Information

1. Contents of Lease. The lease consists of:

Part A: Contract information

Part B: Lease addendum (lease language required by HUD)

Part C: The following additional provisions (as required by the owner): (Specify any additional provisions, e.g., by designating any exhibits or attachments to the lease.)

Automatic renewal

After the initial lease term, the lease term shall renew automatically as follows:

Month to Month

2. Parties to Lease

Tenant

Lori Dullary

Owner

Douglas Pauline 3/18/08

3. Name of Housing Agency (HA)

HARTFORD HOUSING AUTHORITY

4. Unit Rented. This is a lease for the following dwelling unit:

address

76 Ellington St.

Apartment

City

Hartford

State

CT Zip 06106

5. Members of Household.

The following persons may reside in the unit. No other persons may reside in the unit without prior written approval by the owner and the HA.

Lori Dullary

Zahira Dullary

Carissa Ruiz

Gilberto Carrion

7. Rent to Owner

The initial rent to owner is \$950.00. The amount of the rent to owner is subject to change during the lease term in accordance with this lease.

8. Utilities and Appliances

The owner shall provide or pay for the utilities and appliances as indicated below by an "O" without any additional charge to the tenant. The tenant shall provide or pay for the utilities and appliances as indicated below by a "T".

Item	Provided by	Paid by
Heating	Natural gas	T
	Bottle gas	
	Oil/Electric	
	Coal/Other	
Cooking	Natural gas	T
	Bottle gas	
	Oil/Electric	
	Coal/Other	
Other Electric		T
Air Conditioning		T
Water Heating	Natural gas	T
	Bottle gas	
	Oil/Electric	
	Coal/Other	
Water		O
Sewer		O
Trash Collection		O
Range/Microwave		T
Refrigerator		T
Other (specify)		

9. Security Deposit

The security deposit is \$1,900. The tenant has paid the security deposit to the owner.

10. Other Owner Charges

(Insert description of any other owner charges that may be assessed for items not included in rent to owner.)

6. Term of Lease

The initial lease term begins on

10/7/07

The initial lease term ends on

9-30-08

Housing Assistance Payments Contract (HAP Contract)

Section 8 Tenant-Based Assistance Housing Choice Voucher Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(expires: 07/31/2007)

Instructions for use of HAP Contract

This form of Housing Assistance Payments Contract (HAP contract) is used to provide Section 8 tenant-based assistance under the housing choice voucher program (voucher program) of the U.S. Department of Housing and Urban Development (HUD). The main regulation for this program is 24 Code of Federal Regulations Part 982.

The local voucher program is administered by a public housing agency (PHA). The HAP contract is an agreement between the PHA and the owner of a unit occupied by an assisted family. The HAP contract has three parts:

Part A Contract information (fill-ins).
See section by section instructions.

Part B Body of contract

Part C Tenancy addendum

Use of this form

Use of this HAP contract is required by HUD. Modification of the HAP contract is not permitted. The HAP contract must be word-for-word in the form prescribed by HUD.

However, the PHA may choose to add the following

Language that prohibits the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Such a prohibition must be added to Part A of the HAP contract.

Language that defines when the housing assistance payment by the PHA is deemed received by the owner (e.g., upon mailing by the PHA or actual receipt by the owner). Such language must be added to Part A of the HAP contract.

To prepare the HAP contract, fill in all contract information in Part A of the contract. Part A must then be executed by the owner and the PHA.

Use for special housing types

In addition to use for the basic Section 8 voucher program, this form must also be used for the following "special housing types" which are voucher program variants for special needs (see 24 CFR Part 982, Subpart M): (1) single room occupancy (SRO) housing; (2) congregate housing; (3) group home; (4) shared housing; and (5) manufactured home rental by a family that leases the manufactured home and space. When this form is used for a special housing type, the special housing type shall be specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: (Insert Name of Special Housing type)."

However, this form may not be used for the following special housing types: (1) manufactured home space rental by a family that owns the manufactured home and leases only the space; (2) cooperative housing; and (3) the homeownership option under Section 8(y) of the United States Housing Act of 1937 (42 U.S.C. 1437f(y)).

How to fill in Part A

Section by Section Instructions

Section 2: Tenant

Enter full name of tenant.

Section 3: Contract Unit

Enter address of unit, including apartment number, if any.

Section 4: Household Members

Enter full names of all PHA-approved household members. Specify if any such person is a live-in aide, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities.

Section 5: Initial Lease Term

Enter first date and last date of initial lease term.

The initial lease term must be for at least one year. However, the PHA may approve a shorter initial lease term if the PHA determines that:

- Such shorter term would improve housing opportunities for the tenant, and
- Such shorter term is the prevailing local market practice.

Section 6: Initial Rent to Owner

Enter the amount of the monthly rent to owner during the initial lease term. The PHA must determine that the rent to owner is reasonable in comparison to rent for other comparable unassisted units. During the initial lease term, the owner may not raise the rent to owner.

Section 7: Housing Assistance Payment

Enter the initial amount of the monthly housing assistance payment.

Section 8: Utilities and Appliances

The lease and the HAP contract must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 8 to show who is responsible to provide or pay for utilities and appliances.

**Housing Assistance Payments Contract
(HAP Contract)
Section 8 Tenant-Based Assistance
Housing Choice Voucher Program**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(expires: 07/31/2007)

Part A of the HAP Contract: Contract Information
(To prepare the contract, fill out all contract information in Part A.)

1. Contents of Contract

This HAP contract has three parts:

Part A: Contract Information

Part B: Body of Contract

Part C: Tenancy Addendum

2. Tenant

LORI DULLARY

3. Contract Unit

Unit ID: 9509

76 ELLINGTON STREET

HARTFORD, CT 06106

4. Household

The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

LORI DULLARY, HEAD

ZAHIRA DULLARY, DAUGHTER

ARISSA RUIZ, DAUGHTER

GILBERTO CARRION, OTHER YOUTH

5. Initial Lease Term

The initial lease term begins on (mm/dd/yyyy): 10/7/2007

The initial lease term ends on (mm/dd/yyyy): 9/30/2008

6. Initial Rent to Owner

The initial rent to owner is: \$ 950.00

During the initial lease term, the owner may not raise the rent to owner.

7. Initial Housing Assistance Payment

The HAP contract term commences on the first day of the initial lease term. At the beginning of the HAP contract term, the amount of the housing assistance payment by the PHA to the owner is \$ 950.00 per month.

The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements

MAR 19 2008 PM 3:28

8. Utilities and Appliances

The owner shall provide or pay for the utilities and appliances indicated below by an "O". The tenant shall provide or pay for the utilities and appliances indicated below by a "T" otherwise specified, the owner shall pay for all the utilities and appliances provided by the owner.

Item	Specific fuel type				Provided by	Paid by	
Heating	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other		T	
Cooking	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other		T	
Water Heating	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Bottle Gas	<input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other		T	
Other Electric						T	
Water						O	X
Sewer						O	O
Trash Collection						O	O
Air Conditioning							T
Refrigerator							T
Range/Microwave							T
Other (specify)							

Signatures:

Public Housing Agency
Hartford Housing Authority

Print or Type Name of Person

Signature

MIRIAM W. ROANE DIRECTOR HCVP

Print or Type Name and Title of Signatory

3-19-2008
Date (mm/dd/yyyy)

Owner

Print or Type Name of Owner

Signature

Print or Type Name and Title of Signatory

3/18/08
Date (mm/dd/yyyy)

Mail Payments to:

DOUGLAS E. PAULINO

Name

9 ORANGE STREET

Address (street, city, State, Zip)

HARTFORD, CT 06106

Housing Assistance Payments Contract (HAP Contract)

Section 8 Tenant-Based Assistance Housing Choice Voucher Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(expires: 07/31/2007)

Part 1 of HAP Contract: Body of Contract

1. Purpose

- a. This is a HAP contract between the PHA and the owner. The HAP contract is entered to provide assistance for the family under the Section 8 voucher program (see HUD program regulations at 24 Code of Federal Regulations Part 982).
- b. The HAP contract only applies to the household and contract unit specified in Part A of the HAP contract.
- c. During the HAP contract term, the PHA will pay housing assistance payments to the owner in accordance with the HAP contract.
- d. The family will reside in the contract unit with assistance under the Section 8 voucher program. The housing assistance payments by the PHA assist the tenant to lease the contract unit from the owner for occupancy by the family.

2. Lease of Contract Unit

- a. The owner has leased the contract unit to the tenant for occupancy by the family with assistance under the Section 8 voucher program.
- b. The PHA has approved leasing of the unit in accordance with requirements of the Section 8 voucher program.
The lease for the contract unit must include word-for-word all provisions of the tenancy addendum required by HUD (Part C of the HAP contract).
- d. The owner certifies that:
 - (1) The owner and the tenant have entered into a lease of the contract unit that includes all provisions of the tenancy addendum.
 - (2) The lease is in a standard form that is used in the locality by the owner and that is generally used for other unassisted tenants in the premises.
 - (3) The lease is consistent with State and local law.
- e. The owner is responsible for screening the family's behavior or suitability for tenancy. The PHA is not responsible for such screening. The PHA has no liability or responsibility to the owner or other persons for the family's behavior or the family's conduct in tenancy.

3. Maintenance, Utilities, and Other Services

- a. The owner must maintain the contract unit and premises in accordance with the housing quality standards (HQS).
- b. The owner must provide all utilities needed to comply with the HQS.
- c. If the owner does not maintain the contract unit in accordance with the HQS, or fails to provide all utilities needed to comply with the HQS, the PHA may exercise any available remedies. PHA remedies for such breach include recovery of overpayments, suspension of hous-

ing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and termination of the HAP contract. The PHA may not exercise such remedies against the owner because of an HQS breach for which the family is responsible, and that is not caused by the owner.

- d. The PHA shall not make any housing assistance payments if the contract unit does not meet the HQS, unless the owner corrects the defect within the period specified by the PHA and the PHA verifies the correction. If a defect is life threatening, the owner must correct the defect within no more than 24 hours. For other defects, the owner must correct the defect within the period specified by the PHA.
- e. The PHA may inspect the contract unit and premises at such times as the PHA determines necessary, to ensure that the unit is in accordance with the HQS.
- f. The PHA must notify the owner of any HQS defects shown by the inspection.
- g. The owner must provide all housing services as agreed to in the lease.

4. Term of HAP Contract

- a. **Relation to lease term.** The term of the HAP contract begins on the first day of the initial term of the lease, and terminates on the last day of the term of the lease (including the initial lease term and any extensions).
- b. **When HAP contract terminates.**
 - (1) The HAP contract terminates automatically if the lease is terminated by the owner or the tenant.
 - (2) The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the HAP contract terminates automatically.
 - (3) If the family moves from the contract unit, the HAP contract terminates automatically.
 - (4) The HAP contract terminates automatically 180 calendar days after the last housing assistance payment to the owner.
 - (5) The PHA may terminate the HAP contract if the PHA determines, in accordance with HUD requirements, that available program funding is not sufficient to support continued assistance for families in the program.

- (6) The PHA may terminate the HAP contract if the PHA determines that the contract unit does not provide adequate space in accordance with the HQS because of an increase in family size or a change in family composition.
- (7) If the family breaks up, the PHA may terminate the HAP contract, or may continue housing assistance payments on behalf of family members who remain in the contract unit.
- (8) The PHA may terminate the HAP contract if the PHA determines that the unit does not meet all requirements of the HQS, or determines that the owner has otherwise breached the HAP contract.

5. Provision and Payment for Utilities and Appliances

- a. The lease must specify what utilities are to be provided or paid by the owner or the tenant.
- b. The lease must specify what appliances are to be provided or paid by the owner or the tenant.
- c. Part A of the HAP contract specifies what utilities and appliances are to be provided or paid by the owner or the tenant. The lease shall be consistent with the HAP contract.

6. Rent to Owner: Reasonable Rent

- a. During the HAP contract term, the rent to owner may at no time exceed the reasonable rent for the contract unit as most recently determined or redetermined by the PHA in accordance with HUD requirements.
- b. The PHA must determine whether the rent to owner is reasonable in comparison to rent for other comparable unassisted units. To make this determination, the PHA must consider:
 - (1) The location, quality, size, unit type, and age of the contract unit; and
 - (2) Any amenities, housing services, maintenance and utilities provided and paid by the owner.
- c. The PHA must redetermine the reasonable rent when required in accordance with HUD requirements. The PHA may redetermine the reasonable rent at any time.
- d. During the HAP contract term, the rent to owner may not exceed rent charged by the owner for comparable unassisted units in the premises. The owner must give the PHA any information requested by the PHA on rents charged by the owner for other units in the premises or elsewhere.

7. PHA Payment to Owner

- a. **When paid**
 - (1) During the term of the HAP contract, the PHA must make monthly housing assistance payments to the owner on behalf of the family at the beginning of each month.
 - (2) The PHA must pay housing assistance payments promptly when due to the owner.
 - (3) If housing assistance payments are not paid promptly when due after the first two calendar months of the HAP contract term, the PHA shall pay the owner

penalties in accordance with generally accepted practices and law, as applicable in the local housing market, governing penalties for late payment by a tenant. However, the PHA shall not be obligated to pay any late payment penalty if HUD determines that late payment by the PHA is due to factors beyond the PHA's control. Moreover, the PHA shall not be obligated to pay any late payment penalty if housing assistance payments by the PHA are delayed or denied as a remedy for owner breach of the HAP contract (including any of the following PHA remedies: recovery of overpayments, suspension of housing assistance payments, abatement or reduction of housing assistance payments, termination of housing assistance payments and termination of the contract).

- (4) Housing assistance payments shall only be paid to the owner while the family is residing in the contract unit during the term of the HAP contract. The PHA shall not pay a housing assistance payment to the owner for any month after the month when the family moves out.
- b. **Owner compliance with HAP contract.** Unless the owner has complied with all provisions of the HAP contract, the owner does not have a right to receive housing assistance payments under the HAP contract.
- c. **Amount of PHA payment to owner**
 - (1) The amount of the monthly PHA housing assistance payment to the owner shall be determined by the PHA in accordance with HUD requirements for a tenancy under the voucher program.
 - (2) The amount of the PHA housing assistance payment is subject to change during the HAP contract term in accordance with HUD requirements. The PHA must notify the family and the owner of any changes in the amount of the housing assistance payment.
 - (3) The housing assistance payment for the first month of the HAP contract term shall be pro-rated for a partial month.
- d. **Application of payment.** The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.
- e. **Limit of PHA responsibility.**
 - (1) The PHA is only responsible for making housing assistance payments to the owner in accordance with the HAP contract and HUD requirements for a tenancy under the voucher program.
 - (2) The PHA shall not pay any portion of the rent to owner in excess of the housing assistance payment. The PHA shall not pay any other claim by the owner against the family.
- f. **Overpayment to owner.** If the PHA determines that the owner is not entitled to the housing assistance payment or any part of it, the PHA, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner (including amounts due under any other Section 8 assistance contract).

8. Owner Certification

During the term of this contract, the owner certifies that:

- a. The owner is maintaining the contract unit and premises in accordance with the HQS.
- b. The contract unit is leased to the tenant. The lease includes the tenancy addendum (Part C of the HAP contract), and is in accordance with the HAP contract and program requirements. The owner has provided the lease to the PHA, including any revisions of the lease.
- c. The rent to owner does not exceed rents charged by the owner for rental of comparable unassisted units in the premises.
- d. Except for the rent to owner, the owner has not received and will not receive any payments or other consideration (from the family, the PHA, HUD, or any other public or private source) for rental of the contract unit during the HAP contract term.
- e. The family does not own or have any interest in the contract unit.
- f. To the best of the owner's knowledge, the members of the family reside in the contract unit, and the unit is the family's only residence.
- g. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of the family, unless the PHA has determined (and has notified the owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

9. Prohibition of Discrimination. In accordance with applicable equal opportunity statutes, Executive Orders, and regulations:

- a. The owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the HAP contract.
- b. The owner must cooperate with the PHA and HUD in conducting equal opportunity compliance reviews and complaint investigations in connection with the HAP contract.

10. Owner's Breach of HAP Contract

- a. Any of the following actions by the owner (including a principal or other interested party) is a breach of the HAP contract by the owner:
 - (1) If the owner has violated any obligation under the HAP contract, including the owner's obligation to maintain the unit in accordance with the HQS.
 - (2) If the owner has violated any obligation under any other housing assistance payments contract under Section 8.
 - (3) If the owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program.

(4) For projects with mortgages insured by HUD or loans made by HUD, if the owner has failed to comply with the regulations for the applicable mortgage insurance or loan program, with the mortgage or mortgage note, or with the regulatory agreement, or if the owner has committed fraud, bribery or any other corrupt or criminal act in connection with the mortgage or loan.

(5) If the owner has engaged in any drug-related criminal activity or any violent criminal activity.

- b. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights and remedies under the HAP contract, or any other available rights and remedies for such breach. The PHA shall notify the owner of such determination, including a brief statement of the reasons for the determination. The notice by the PHA to the owner may require the owner to take corrective action, as verified or determined by the PHA, by a deadline prescribed in the notice.
- c. The PHA's rights and remedies for owner breach of the HAP contract include recovery of overpayments, suspension of housing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and termination of the HAP contract.
- d. The PHA may seek and obtain additional relief by judicial order or action, including specific performance, other injunctive relief or order for damages.
- e. Even if the family continues to live in the contract unit, the PHA may exercise any rights and remedies for owner breach of the HAP contract.
- f. The PHA's exercise or non-exercise of any right or remedy for owner breach of the HAP contract is not a waiver of the right to exercise that or any other right or remedy at any time.

11. PHA and HUD Access to Premises and Owner's Records

- a. The owner must provide any information pertinent to the HAP contract that the PHA or HUD may reasonably require.
- b. The PHA, HUD and the Comptroller General of the United States shall have full and free access to the contract unit and the premises, and to all accounts and other records of the owner that are relevant to the HAP contract, including the right to examine or audit the records and to make copies.
- c. The owner must grant such access to computerized or other electronic records, and to any computers, equipment or facilities containing such records, and must provide any information or assistance needed to access the records.

12. Exclusion of Third Party Rights

- a. The family is not a party to or third party beneficiary of Part B of the HAP contract. The family may not enforce any provision of Part B, and may not exercise any right or remedy against the owner or PHA under Part B.

- b. The tenant or the PHA may enforce the tenancy addendum (Part C of the HAP contract) against the owner, and may exercise any right or remedy against the owner under the tenancy addendum.
- c. The PHA does not assume any responsibility for injury to, or any liability to, any person injured as a result of the owner's action or failure to act in connection with management of the contract unit or the premises or with implementation of the HAP contract, or as a result of any other action or failure to act by the owner.
- d. The owner is not the agent of the PHA, and the HAP contract does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractors or subcontractors used by the owner in connection with management of the contract unit or the premises or with implementation of the HAP contract.

13. Conflict of Interest

- a. "Covered individual" means a person or entity who is a member of any of the following classes:
 - (1) Any present or former member or officer of the PHA (except a PHA commissioner who is a participant in the program);
 - (2) Any employee of the PHA, or any contractor, subcontractor or agent of the PHA, who formulates policy or who influences decisions with respect to the program;
 - (3) Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the program; or
 - (4) Any member of the Congress of the United States.
- b. A covered individual may not have any direct or indirect interest in the HAP contract or in any benefits or payments under the contract (including the interest of an immediate family member of such covered individual) while such person is a covered individual or during one year thereafter.
- c. "Immediate family member" means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister or brother (including a stepsister or stepbrother) of any covered individual.
- d. The owner certifies and is responsible for assuring that no person or entity has or will have a prohibited interest, at execution of the HAP contract, or at any time during the HAP contract term.
- e. If a prohibited interest occurs, the owner shall promptly and fully disclose such interest to the PHA and HUD.
- f. The conflict of interest prohibition under this section may be waived by the HUD field office for good cause.
- g. No member of or delegate to the Congress of the United States or resident commissioner shall be admitted to any share or part of the HAP contract or to any benefits which may arise from it.

14. Assignment of the HAP Contract

- a. The owner may not assign the HAP contract to a new owner without the prior written consent of the PHA.
- b. If the owner requests PHA consent to assign the HAP contract to a new owner, the owner shall supply any information as required by the PHA pertinent to the proposed assignment.
- c. The HAP contract may not be assigned to a new owner that is debarred, suspended or subject to a limited denial of participation under HUD regulations (see 24 Code of Federal Regulations Part 24).
- d. The HAP contract may not be assigned to a new owner if HUD has prohibited such assignment because:
 - (1) The Federal government has instituted an administrative or judicial action against the owner or proposed new owner for violation of the Fair Housing Act or other Federal equal opportunity requirements, and such action is pending; or
 - (2) A court or administrative agency has determined that the owner or proposed new owner violated the Fair Housing Act or other Federal equal opportunity requirements.
- e. The HAP contract may not be assigned to a new owner if the new owner (including a principal or other interested party) is the parent, child, grandparent, grandchild, sister or brother of any member of the family, unless the PHA has determined (and has notified the family of such determination) that approving the assignment, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.
- f. The PHA may deny approval to assign the HAP contract if the owner or proposed new owner (including a principal or other interested party):
 - (1) Has violated obligations under a housing assistance payments contract under Section 8;
 - (2) Has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;
 - (3) Has engaged in any drug-related criminal activity or any violent criminal activity;
 - (4) Has a history or practice of non-compliance with the HQS for units leased under the Section 8 tenant-based programs, or non-compliance with applicable housing standards for units leased with project-based Section 8 assistance or for units leased under any other Federal housing program;
 - (5) Has a history or practice of failing to terminate tenancy of tenants assisted under any Federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - (a) Threatens the right to peaceful enjoyment of the premises by other residents;

- (b) Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing.
 - (c) Threatens the health or safety of, or the right to peaceful enjoyment of their residents by, persons residing in the immediate vicinity of the premises; or
 - (d) Is drug-related criminal activity or violent criminal activity;
 - (6) Has a history or practice of renting units that fail to meet State or local housing codes; or
 - (7) Has not paid State or local real estate taxes, fines or assessments.
- g. The new owner must agree to be bound by and comply with the HAP contract. The agreement must be in writing and in a form acceptable to the PHA. The new owner must give the PHA a copy of the executed agreement.

15. **Written Notices.** Any notice by the PHA or the owner in connection with this contract must be in writing

16. Entire Agreement: Interpretation

- a. The HAP contract contains the entire agreement between the owner and the PHA.
- b. The HAP contract shall be interpreted and implemented in accordance with HUD requirements, including the HUD program regulations at 24 Code of Federal Regulations Part 982.

Housing Assistance Payments Contract (HAP Contract)

Section 8 Tenant-Based Assistance Housing Choice Voucher Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(expires: 07/31/2007)

Part C of HAP Contract: Tenancy Addendum

1. Section 8 Voucher Program

- a. The owner is leasing the contract unit to the tenant for occupancy by the tenant's family with assistance for a tenancy under the Section 8 housing choice voucher program (voucher program) of the United States Department of Housing and Urban Development (HUD).
- b. The owner has entered into a Housing Assistance Payments Contract (HAP contract) with the PHA under the voucher program. Under the HAP contract, the PHA will make housing assistance payments to the owner to assist the tenant in leasing the unit from the owner.

2. Lease

- a. The owner has given the PHA a copy of the lease, including any revisions agreed by the owner and the tenant. The owner certifies that the terms of the lease are in accordance with all provisions of the HAP contract and that the lease includes the tenancy addendum.
- b. The tenant shall have the right to enforce the tenancy addendum against the owner. If there is any conflict between the tenancy addendum and any other provisions of the lease, the language of the tenancy addendum shall control.

3. Use of Contract Unit

- a. During the lease term, the family will reside in the contract unit with assistance under the voucher program.
- b. The composition of the household must be approved by the PHA. The family must promptly inform the PHA of the birth, adoption or court-awarded custody of a child. Other persons may not be added to the household without prior written approval of the owner and the PHA.
- c. The contract unit may only be used for residence by the PHA-approved household members. The unit must be the family's only residence. Members of the household may engage in legal profitmaking activities incidental to primary use of the unit for residence by members of the family.
- d. The tenant may not sublease or let the unit.
- e. The tenant may not assign the lease or transfer the unit.

4. Rent to Owner

- a. The initial rent to owner may not exceed the amount approved by the PHA in accordance with HUD requirements.
- b. Changes in the rent to owner shall be determined by the provisions of the lease. However, the owner may not raise the rent during the initial term of the lease.
- c. During the term of the lease (including the initial term of the lease and any extension term), the rent to owner may at no time exceed:
 - (1) The reasonable rent for the unit as most recently determined or redetermined by the PHA in accordance with HUD requirements; or

- (2) Rent charged by the owner for comparable unassisted units in the premises.

5. Family Payment to Owner

- a. The family is responsible for paying the owner any portion of the rent to owner that is not covered by the PHA housing assistance payment.
- b. Each month, the PHA will make a housing assistance payment to the owner on behalf of the family in accordance with the HAP contract. The amount of the monthly housing assistance payment will be determined by the PHA in accordance with HUD requirements for a tenancy under the Section 8 voucher program.
- c. The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.
- d. The tenant is not responsible for paying the portion of rent to owner covered by the PHA housing assistance payment under the HAP contract between the owner and the PHA. A PHA failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of the PHA housing assistance payment.
- e. The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the rent to owner. Rent to owner includes all housing services, maintenance, utilities and appliances to be provided and paid by the owner in accordance with the lease.
- f. The owner must immediately return any excess rent payment to the tenant.

6. Other Fees and Charges

- a. Rent to owner does not include cost of any meals or supportive services or furniture which may be provided by the owner.
- b. The owner may not require the tenant or family members to pay charges for any meals or supportive services or furniture which may be provided by the owner. Nonpayment of any such charges is not grounds for termination of tenancy.
- c. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality or provided at no additional cost to unsubsidized tenants in the premises.

7. Maintenance, Utilities, and Other Services

a. Maintenance

- (1) The owner must maintain the unit and premises in accordance with the HQS.
- (2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

RESIDENTIAL LEASE

By this agreement, made and entered into on 1 Douglas, between Paulino (Lessor) and Natalie Delgado herein referred to as Lessee, Lessor leases to Lessee the premises situated at 12 Orange St 1 Floor in the city of Hartford County of Hartford state of Connecticut

Together with all appurtenances, for a term of 1 years, to commence on the 08-01-06, and to end on 07-30-07 at 12 o'clock A.M.

1. **Rent.**- Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of 1700.00 (\$ 700.00 per month in advance on the 1st day of each calendar month beginning 08-01-06, on 12 Orange St 1st Floor City of Hartford County of Hartford, State of Connecticut, or at such other place as Lessor may designate. For payments made after the 10th day of every month, the late fee will be \$ 25.00

2. **Security Deposit.**- On execution of this lease, Lessee deposits with Lessor (\$ 1000.00), receipt of which is acknowledged by Lessor, as security for the faithful performance by him of the provisions hereof.

3. **Quiet Enjoyment.**- Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold and enjoy the demised premises for the agreed term.

4. **Use of Premises.**- The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

5. **Number of Occupants.**- Lessee agrees that the demised premises shall be occupied by no more than 4 persons, consisting of 2 adults and 2 children under the age of (18) years, without the written consent of Lessor.

- 1) Felix Colon.
- 2) Natalie delgado.
- 3) Natasha Lee Colon. 5/3/98. DOB
- 4) Taisha Marie Colon. 1/16/00. DOB.

6.- Condition of Premises.- Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

7.- Assignment and Subletting.- Without the prior writing consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law shall be void and shall, at Lessor's option, terminate this lease.

8.- Alterations and improvements.- Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

9.- Damage to Premises.- If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee's family, agent or, visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

10.- Dangerous Materials.- Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11.- Utilities.- Lessee shall be responsible for arranging for and paying for all utility services required on the premises, except that NONE shall be provided by Lessor.

12.- Maintenance and Repair.- Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and this lease and any renewal thereof. In

particular, Lessee shall keep the fixtures in the house or on or about the lease premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste or neglect

or that of his employee, family, agent, or visitor. Major maintenance and repair of the lease premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

13.- Animals.- Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.

14.- Right of Inspection.- Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

15.- Display of signs.- During the last 30 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

16.- Subordination of Lease.- This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances and any and all renewals or extensions of such liens or encumbrances.

17.- Holdover by Lessee.- Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on days' written notice served by either Lessor or Lessee on the other party.

18.- Surrender of Premises.- At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

19.- Default.- If any default is made in the payment of rent, or any part thereof,

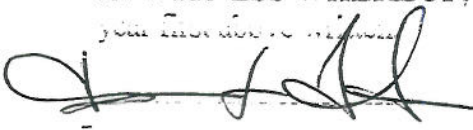
at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 30 days of receipt of such notice. Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.


20.- Abandonment.- If at any time during the term of this lease Lessee abandons the demised premises of any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of then unexpired term, and any receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

21.- Binding Effect.- The Covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

22.- Other terms and conditions

IN WITNESS WHEREOF, the parties have executed this lease in duplicate, and each has received one copy.


Lessor


Lessee

NOTICE: State laws establish rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of the state of Connecticut. If you have a question about the interpretation or legality of a provision of this agreement, you want to seek assistance from a lawyer or other qualified person.

2006

RESIDENTIAL LEASE

By this agreement, made and entered into on 10-1-06, between Douglas Paulino (Lessor) and Yaris Sanz, herein referred to as Lessee, Lessor leases to Lessee the premises situated at 14 Orange St 2nd FLOOR in the city of Hartford County of Hartford, state of Connecticut 06106.

Together with all appurtenances, for a term of 1 years, to commence on the 10-1-06, and to end on 9-30-07, at 12 o'clock A.M.

1. **Rent.**- Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of 1700 (\$ 700.00 per month in advance on the 1st day of each calendar month beginning 10-1-06, on 14 Orange St 2nd FLOOR City of Hartford, County of Hartford, State of Connecticut, or at such other place as Lessor may designate. For payments made after the 10th day of every month, the late fee will be \$ ~~50.00~~ 50.00.

2. **Security Deposit.**- On execution of this lease, Lessee deposits with Lessor (\$ 1000.00), receipt of which is acknowledged by Lessor, as security for the faithful performance by him of the provisions hereof.

3. **Quiet Enjoyment.**- Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold and enjoy the demised premises for the agreed term.

4. **Use of Premises.**- The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

5. **Number of Occupants.**- Lessee agrees that the demised premises shall be occupied by no more than 4 persons, consisting of 1 adults and 3 children under the age of (18) years, without the written consent of Lessor.

6.- Condition of Premises.- Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

7.- Assignment and Subletting.- Without the prior writing consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law shall be void and shall, at Lessor's option, terminate this lease.

8.- Alterations and improvements.- Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

9.- Damage to Premises.- If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee's family, agent or, visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

10.- Dangerous Materials.- Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11.- Utilities.- Lessee shall be responsible for arranging for and paying for all utility services required on the premises, except that NONE shall be provided by Lessor.
NONE.
No stove Include At time of Rental Agreement.

12.- Maintenance and Repair.- Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and this lease and any renewal thereof. In

particular, Lessee shall keep the fixtures in the house or on or about the lease premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste or neglect

or that of his employee, family, agent, or visitor. Major maintenance and repair of the lease premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

13.- **Animals.**- Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.

14.- **Right of Inspection.**- Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

15.- **Display of signs.**- During the last 30 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

16.- **Subordination of Lease.**- This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances and any and all renewals or extensions of such liens or encumbrances.

17.- **Holdover by Lessee.**- Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on days' written notice served by either Lessor or Lessee on the other party.

18.- **Surrender of Premises.**- At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

19. **Default.** If any default is made in the payment of rent or any part thereof,

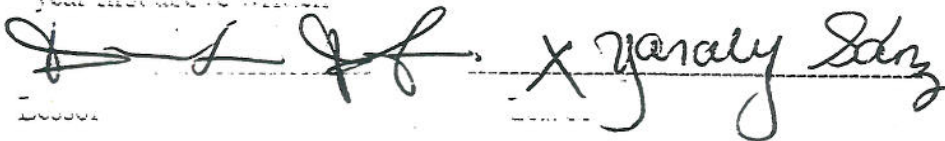
at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 30 days of receipt of such notice. Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

20.- Abandonment.- If at any time during the term of this lease Lessee abandons the demised premises of any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of then unexpired term, and any receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

21.- Binding Effect.- The Covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

22. OTHER PROVISIONS

ALL PROVISIONS HEREIN CONTAINED SHALL BE VOID IF ANY PROVISION HEREIN IS HELD TO BE UNLAWFUL OR UNENFORCEABLE BY A COURT OF COMPETENT JURISDICTION.

 X Yvally Sdz

NOTICE: State laws establish rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of the state of Connecticut. If you have a question about the interpretation or legality of a provision of this agreement, you want to seek assistance from a lawyer or other qualified person.

Rental / Credit Application

PERSONAL INFORMATION

Date 8/18/06 Interviewed By _____

Name of Applicant Yaroly Sanz Date of Birth 11/07/80

E-mail _____ Telephone (860) 655-8978

Social Sec. No. [REDACTED] Driver's License No. _____

Present Address 1164 Broad St 2FL City Hartford State CT Zip 06106

Prior Address 46 Lisbon St 3#1 City Hartford State CT Zip 06106

How long have you lived at present address? 2 moth How long have you lived at prior address? 1 years

Name of Landlord Ramon Rosario Telephone (860) 595-3795.

Prior Landlord Oscar Infanta Telephone 860 778-8173

How many will be living in this unit? Adults 1 Children 3 Pets _____ Weight of pets _____

Employer Futuramlik Industries Occupation shepping Current Salary 7:40

How long? _____ Contact Person Valentin Telephone 525-1109

SPOUSE INFORMATION

Name of Spouse _____ Date of Birth _____ Telephone _____

Social Sec. No. _____ Driver's License No. _____

Employer _____ Occupation _____ Current Salary _____

How long? _____ Contact Person _____ Telephone _____

Has your spouse ever filed for bankruptcy? ☐ Yes ☐ No

BANK INFORMATION

Bank Name _____ Branch _____ Telephone _____

Address _____

Checking Account No. _____ Savings Account No. _____

RESIDENTIAL LEASE

By this agreement, made and entered into on 10-1-06, between Douglas Paulino (Lessor) and Madeleine regas, herein referred to as Lessee, Lessor leases to Lessee the premises situated at 14 Orange St 3 FLOOR in the city of Hartford, County of Hartford, state of Connecticut 06106.

Together with all appurtenances, for a term of 1 ^{Month}, to commence on the 10-1-06, and to end on 10-30-07, at 12 o'clock A.M.

1. **Rent.**- Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of 1700 (\$ 70000 per month in advance on the 1st day of each calendar month beginning 10-1-06, on 14 Orange St 3 FLOOR City of Hartford, County of Hartford, State of Connecticut, or at such other place as Lessor may designate. For payments made after the 10th day of every month, the late fee will be \$ 25.00

2. **Security Deposit.**- On execution of this lease, Lessee deposits with Lessor (\$ 1000.00), receipt of which is acknowledged by Lessor, as security for the faithful performance by him of the provisions hereof.

3. **Quiet Enjoyment.**- Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold and enjoy the demised premises for the agreed term.

4.- **Use of Premises.**- The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

5.- **Number of Occupants.**- Lessee agrees that the demised premises shall be occupied by no more than 3 persons, consisting of 1 adults and 2 children under the age of (18) years, without the written consent of Lessor.

① Madeleine regas.

② Ryan Ortega

③ KATALINE ortegas

6.- Condition of Premises.- Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

7.- Assignment and Subletting.- Without the prior writing consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law shall be void and shall, at Lessor's option, terminate this lease.

8.- Alterations and improvements.- Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

9.- Damage to Premises.- If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee's family, agent or, visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

10.- Dangerous Materials.- Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11.- Utilities.- Lessee shall be responsible for arranging for and paying for all utility services required on the premises, except that NONE
NONE shall be provided by Lessor.

12.- Maintenance and Repair.- Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and this lease and any renewal thereof. In

particular, Lessee shall keep the fixtures in the house or on or about the lease premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste or neglect

or that of his employee, family, agent, or visitor. Major maintenance and repair of the lease premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

13.- Animals.- Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.

14.- Right of Inspection.- Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

15.- Display of signs.- During the last 30 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

16.- Subordination of Lease.- This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances and any and all renewals or extensions of such liens or encumbrances.

17.- Holdover by Lessee.- Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on days' written notice served by either Lessor or Lessee on the other party.

18.- Surrender of Premises.- At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

19.- Default. If any default is made in the payment of rent or any part thereof,

at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 30 days of receipt of such notice. Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

20.- Abandonment.- If at any time during the term of this lease Lessee abandons the demised premises of any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of then unexpired term, and any receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

21.- Binding Effect.- The Covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

22. OTHER TERMS AND

IN WITNESS WHEREOF, the parties have executed this lease this day of _____, 2000.


Lessor


Lessee

NOTICE: State laws establish rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of the state of Connecticut. If you have a question about the interpretation or legality of a provision of this agreement, you want to seek assistance from a lawyer or other qualified person.

b. Utilities and appliances

- (1) The owner must provide all utilities needed to comply with the HQS.
- (2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:
 - (a) Pay for any utilities that are to be paid by the tenant.
 - (b) Provide and maintain any appliances that are to be provided by the tenant.

c. Family damage. The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.

d. Housing services. The owner must provide all housing services as agreed to in the lease.

8. Termination of Tenancy by Owner

a. Requirements. The owner may only terminate the tenancy in accordance with the lease and HUD requirements.

b. Grounds. During the term of the lease (the initial term of the lease or any extension term), the owner may only terminate the tenancy because of

- (1) Serious or repeated violation of the lease;
- (2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;
- (3) Criminal activity or alcohol abuse (as provided in paragraph c); or
- (4) Other good cause (as provided in paragraph c).

c. Criminal activity or alcohol abuse.

(1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity.

- (a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);
- (b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;
- (c) Any violent criminal activity on or near the premises; or
- (d) Any drug-related criminal activity on or near the premises.

(2) The owner may terminate the tenancy during the term of the lease if any member of the household is:

- (a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or
- (b) Violating a condition of probation or parole under Federal or State law.

(3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.

(4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

d. Other good cause for termination of tenancy

(1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.

(2) During the initial lease term or during any extension term, other good cause includes

- (a) Disturbance of neighbors;
- (b) Destruction of property; or
- (c) Living or housekeeping habits that cause damage to the unit or premises.

(3) After the initial lease term, such good cause includes

- (a) The tenant's failure to accept the owner's offer of a new lease or revision;
- (b) The owner's desire to use the unit for personal or family use or for a purpose other than use as a residential rental unit; or
- (c) A business or economic reason for termination of the tenancy (such as sale of the property, renovation of the unit, the owner's desire to rent the unit for a higher rent).

e. Protections for Victims of Abuse.

(1) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of such a victim.

(2) Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence, or stalking.

(3) Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State, or local law to the contrary, a PHA, owner or manager may "bifurcate" a lease, or otherwise remove a household member from a lease without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others.

This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of the leases or assistance under the housing choice voucher program.

- (4) Nothing in this section may be construed to limit the authority of a public housing agency, owner, or manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in case where a family breaks up.
- (5) Nothing in this section limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager, or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.
- (6) Nothing in this section may be construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manager, or public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance.
- (7) Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

f. Eviction by court action. The owner may only evict the tenant by a court action.

g. Owner notice of grounds

- (1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner eviction notice.
- (2) The owner must give the PHA a copy of any owner eviction notice at the same time the owner notifies the tenant.
- (3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

9. Lease: Relation to HAP Contract

If the HAP contract terminates for any reason, the lease terminates automatically.

10. PHA Termination of Assistance

The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the lease terminates automatically.

11. Family Move Out

The tenant must notify the PHA and the owner before the family moves out of the unit.

12. Security Deposit

- a. The owner may collect a security deposit from the tenant. (However, the PHA may prohibit the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Any such PHA-required restriction must be specified in the HAP contract.)
- b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.
- c. The owner must give the tenant a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the tenant.
- d. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may collect the balance from the tenant.

13. Prohibition of Discrimination

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status or disability in connection with the lease.

14. Conflict with Other Provisions of Lease

- a. The terms of the tenancy addendum are prescribed by HUD in accordance with Federal law and regulation, as a condition for Federal assistance to the tenant and tenant's family under the Section 8 voucher program.
- b. In case of any conflict between the provisions of the tenancy addendum as required by HUD, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the HUD-required tenancy addendum shall control.

15. Changes in Lease or Rent

- a. The tenant and the owner may not make any change in the tenancy addendum. However, if the tenant and the owner agree to any other changes in the lease, such changes must be in writing, and the owner must immediately give the PHA a copy of such changes. The lease, including any changes, must be in accordance with the requirements of the tenancy addendum.
- b. In the following cases, tenant-based assistance shall not be continued unless the PHA has approved a new tenancy in accordance with program requirements and has executed a new HAP contract with the owner:
 - (1) If there are any changes in lease requirements governing tenant or owner responsibilities for utilities or appliances;
 - (2) If there are any changes in lease provisions governing the term of the lease;
 - (3) If the family moves to a new unit, even if the unit is in the same building or complex.
- c. PHA approval of the tenancy, and execution of a new HAP contract, are not required for agreed changes in the lease other than as specified in paragraph b.
- d. The owner must notify the PHA of any changes in the amount of the rent to owner at least sixty days before any such changes go into effect, and the amount of the rent to owner following any such agreed change may not exceed the reasonable rent for the unit as most recently determined or redetermined by the PHA in accordance with HUD requirements.

16. Notices

Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing.

1. Definitions

Contract unit. The housing unit rented by the tenant with assistance under the program.

Family. The persons who may reside in the unit with assistance under the program.

HAP contract. The housing assistance payments contract between the PHA and the owner. The PHA pays housing assistance payments to the owner in accordance with the HAP contract.

Household. The persons who may reside in the contract unit. The household consists of the family and any PHA-approved live-in aide. (A live-in aide is a person who resides in the unit to provide necessary supportive services for a member of the family who is a person with disabilities.)

Housing quality standards (HQS). The HUD minimum quality standards for housing assisted under the Section 8 tenant-based programs.

HUD. The U.S. Department of Housing and Urban Development.

HUD requirements. HUD requirements for the Section 8 program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices or other binding program directives.

Lease. The written agreement between the owner and the tenant for the lease of the contract unit to the tenant. The lease includes the tenancy addendum prescribed by HUD.

PHA. Public Housing Agency.

Premises. The building or complex in which the contract unit is located, including common areas and grounds.

Program. The Section 8 housing choice voucher program.

Rent to owner. The total monthly rent payable to the owner for the contract unit. The rent to owner is the sum of the portion of rent payable by the tenant plus the PHA housing assistance payment to the owner.

Section 8. Section 8 of the United States Housing Act of 1937 (42 United States Code 1437f).

Tenant. The family member (or members) who leases the unit from the owner.

Voucher program. The Section 8 housing choice voucher program. Under this program, HUD provides funds to an PHA for rent subsidy on behalf of eligible families. The tenancy under the lease will be assisted with rent subsidy for a tenancy under the voucher program.