



**LEDYARD HOUSING AUTHORITY LEASE ADDENDUM**  
**EFFECTIVE August 1, 2024**

TENANT	LANDLORD	UNIT NO. & ADDRESS
XXXXXXX	Ledyard Housing Authority	Apt X 60 Kings Hwy Gales Ferry, CT 06335

**Purpose of the Addendum.** The lease for the above-referenced unit is being amended to include the new monthly rental amount based on annual certification and to update the following items in the Lease and Tenant Rules & Regulations

**In the Lease:**

**A. #9 LATE FEES**

All rent is due and payable on the first day of the month to the Ledyard Housing Authority. A late fee will be assessed for any rental payment received after the tenth (10<sup>th</sup>) day of the month. Partial rent payments are accepted, but if the balance is received after the tenth (10<sup>th</sup>), it is subject to the lessor of a late fee of \$5 per day not to exceed \$25 or 5 percent of the tenants share of the delinquent rent per Substitute Senate Bill No 998 Public Act No 23-207 late fees shall not exceed the lessor of (1) five dollars per day, up to a maximum of fifty dollars or (2) five percent of the delinquent rent payment or five percent of the tenants share of the delinquent rent payment. If Tenant's checks are returned for insufficient funds Tenant will be responsible for a \$25.00 fee related to the returned check. After two checks have been returned for insufficient funds, Owner will not accept Tenant's personal check and rent will have to be paid with a money order or certified check. Cash will only be accepted with Ledyard Housing Authority prior approval.

**In the Tenant Rules & Regulations:**

Fees #36

Late Fees – A late fee will be assessed for any rental payment received after the tenth (10<sup>th</sup>) day of the month, it is subject to the lessor of a late fee of \$5 per day not to exceed \$25 or 5 percent of the tenants share of the delinquent rent per Substitute Senate Bill No 998 Late fees shall not exceed the lessor of (1) five dollars per day, up to a maximum of fifty dollars or (2) five percent of the delinquent rent payment or five percent of the tenant's share of the delinquent rent payment.

**B. Rent.** Rent in the amount of \$XXX.00 will be due and payable on the FIRST day of each month. Owner reserves the right to require that all rental payments be made by certified check or money order only.

**C. Income.** If Tenant household income increases or decreases, Tenant is required to notify Ledyard Housing Authority within 30 days of the income increase or decrease.



- D. Terms of the Lease.** The terms of the original Lease Agreement are hereby extended for an additional one-year period, effective **on 8/1/2024 to July 31, 2025.** The lease shall be automatically renewed annually pending income recertification, unless: (1) the Lease is terminated by the Landlord in accordance with applicable state and local Tenant/Landlord laws; or (2) the Lease is terminated by the Tenant in accordance with the Lease or by mutual agreement during the term of the Lease. (3) Repeated failure to comply with the Rules and Regulations will lead to a non-renewal of a tenant’s lease. All other terms and provisions of the original lease shall remain in effect except as adjusted herein.
- E.** By executing this Renewal/Lease Addendum, Ledyard Housing Authority does not waive any violations of the lease by the Tenant, his/her household members, or guests, and does not waive any Pre-termination Notices, Notices Quit, eviction action, injunctive action, or other legal action against the Tenant, his/her household member, or guests.

TENANT SIGNATURES	LANDLORD SIGNATURES
By: (Type or Print Name of Tenant Representative)	Ledyard Housing Authority
(Signature/Date)	By: Colleen Lauer (Type or Print Name of Landlord Representative)
By: (Type or Print Name of Tenant Representative)	(Signature/Date)
(Signature/Date)	

Ledyard Housing Authority  
 Colleen Lauer Executive Director  
 Office 860-464-7365 Cell for Emergencies 860-460-5103

Ledge Light Health District  
 216 Broad St New London, CT 06320  
 860-448-4882

Commission on Human Rights and Opportunities  
 450 Columbus Boulevard Suite 2  
 Hartford Connecticut 06103  
 Phone Number: (860) 541-3400  
<https://portal.ct.gov/CHRO>

Guidance concerning rights and responsibilities of landlords and tenants can be found here: <https://www.jud.ct.gov/lawlib/law/landlord.htm>”

*Updated 6/2024*