

CITY COUNCIL

The City of Orange Township, New Jersey

DATE _____

NUMBER 11-2024

TITLE: AN ORDINANCE TO AMEND THE CODE OF THE CITY OF ORANGE TOWNSHIP, CHAPTER 200, ENTITLED "VEHICLES AND TRAFFIC" SECTION 200-52-1 HANDICAPPED PARKING SPACES. (279 N Day St.)

WHEREAS, James Tyler has in his possession a special identification card issued by the Division of Motor Vehicles of the State of New Jersey; and

WHEREAS James Tyler requested that a handicapped parking space be established in front of his house; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Orange Township that Section 200-52-1 be and is hereby amended to include a handicapped parking space at the location as follows:

279 N Day St

BE IT FURTHER ORDAINED that any ordinances or parts thereof in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final passage, approval and publication pursuant to law.

Adopted:

Joyce L. Lanier
City Clerk


Tency A. Eason
Council President

Purpose: Create Handicapped Parking Space

Economic Impact: None

Approved:

Dwayne D. Warren, Esq.
Mayor


A.M. Brath

ORDINANCE NO. 11 -2024

REGULAR MEETING – March 19 2023

MOTION TO ADOPT: Ross

SECOND: Montague, III

YEAS: Coley, Hilbert, Montague, III, Ross, Wooten & Council President Eason

NAYS: None

ABSTENTIONS: None

ABSENCES: Summers-Johnson

PUBLIC HEARING– SECOND READING: April 16, 2024

CITY OF ORANGE TOWNSHIP
DEPARTMENT OF PUBLIC WORKS & ENGINEERING

HANDICAP REQUEST
CHECKLIST

Name: SAHAS TYIAZ

Address: 279 N. Day St

Phone number: 973-666-9940

Email Address: _____

Letter from the individual addressed to: Marty Mayes
Director of Public Works
29 North Day St
Orange, New Jersey 07050

~~Letter from the Doctor stating your medical condition~~

Copy of Driver's License

Copy of Disable I.D. Card

Copy of Handicap Place Card and/or License Plate.

Copy of Registration Card



**REMINGTON
& VERNICK
ENGINEERS**

One Harmon Plaza, Suite 600
Secaucus, NJ 07094
O: (201) 624-2137
F: (201) 624-2136

January 24, 2024

Mr. Marty Mayes, Director of Public Works & Engineering
City of Orange Township
29 North Day Street
Orange, New Jersey 07050

Re: **City of Orange Township
Recommendation for On-Street Handicapped Parking at 279 N. Day Street
Block 1003, Lot 21
RVE File No. 0717G010**

Dear Mr. Mayes:

At the request of the City, our office conducted a site investigation of the above-referenced location to determine the feasibility of installing an on-street handicapped parking stall. Our office conducted the investigation per *City Code Chapter 200-18.1 Handicapped Parking Spaces*. Below please find a summary of the City Code requirements and our findings:

City Code Requirement	Findings
Is parking prohibited in area?	No
Will the parking space interfere with normal traffic flow?	No
Will the number and/or nature of commercial establishments in the area make the parking stall burdensome or impracticable?	No
Will the existence of other restricted parking stall in the vicinity of the proposed parking stall create an unreasonable burden on residents?	No
Is there an existing handicapped parking stall within 300 feet of the proposed parking stall?	No

Our office also noted the following conditions during its site investigation:

- The Property is a multi-family residential dwelling.
- There is a driveway associated with the property which leads to a parking area in the rear of the building.
- N. Day Street is a two-way bus route.

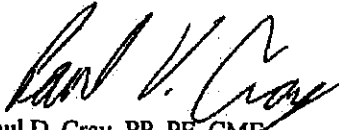
Based on our investigation, the above-referenced property meets the requirements of *City Code Chapter 200-18.1 Handicapped Parking Spaces*.

Should the City approve the application, our office recommends that the stall be constructed on the west curb line of N. Day Street in front of the 279 N. Day Street property. Our office can provide technical guidance upon request.

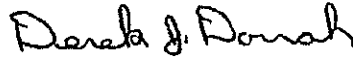
Page 2
City of Orange Township
Recommendation for On-Street Handicapped Parking at 279 N. Day Street
Block 1003, Lot 21
RVE File No. 0717G010

If you have any questions, please feel free to call Mr. Derek Dorrah of our office at (551) 430-1019.

Sincerely,
REMINGTON & VERNICK ENGINEERS



Paul D. Cray, PP, PE, CME
Principal / Regional Manager



Derek J. Dorrah, EIT, LEED AP
Project Manager

cc : Ellie Serrano, Department of Public Works; Nile Clements, CFO, Christopher Hartwyk, Business Administrator; Gracia Robert Montilus, Esq., City Attorney; Tino D'Amore, RVE; Joe Barbadoro, RVE

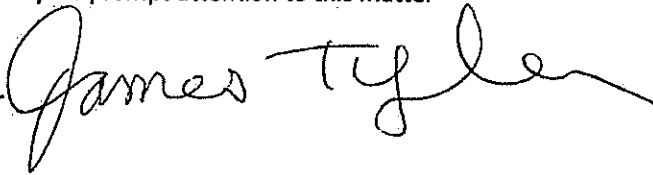
2/22/2024

My name is James Tyler and I reside at 279 North Day St. I am requesting handicap signage to be placed in front of my residence due to renal kidney failure.

Due to recent changes in my lease agreement, I no longer have access to park in the back of my apartment building. I can be reached at 973-666-9940.

Thank you for your prompt attention to this matter

James Tyler

A handwritten signature in black ink that reads "James Tyler". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

NEW JERSEY NJMVC

AUTO DRIVER LICENSE

NOT FOR REALID PURPOSES

DOB 01-21-1959

CLASS D

ISS 12-17-2022

EXP 01-21-2027

TYLER

JAMES

278 NORTH DAY

ORANGE, NJ 07066

END: NONE

RESTR: NONE

GENDER M

WV

SRN

REN



192471888

JAMES TYLER
279 NORTH DAY STREET
ORANGE NJ 07050-2808



PERSON WITH A DISABILITY ID
PLACARD#: P2438832 GOOD THRU: 01/2028

JAMES TYLER HDC PLACARDS 50
279 NORTH DAY STREET
ORANGE NJ 07050 RENEWAL/REPL PT:PH
EQ:0 FEE: 0.00 PS WN20223530106

197012663

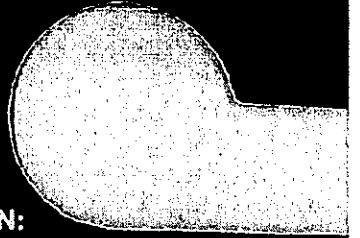
JAMES TYLER
279 NORTH DAY STREET
ORANGE NJ 07050-2808



VEHICLE REGISTRATION

PLATE NO: [REDACTED] GOOD THRU: 11/2024
VIN: 1 2FMHKGC80UBA03350
FOR 2018 WAGON GRAY FLE WC: 8
JAMES TYLER PASSENGER 08
279 NORTH DAY STREET
ORANGE NJ 07050 INITIAL: [REDACTED] PT:PA
EQ:8 FEE: 64.50 VW SV20233130319

MOTOR VEHICLE COMMISSION



CAUTION:

REMOVE BEFORE DRIVING. IT'S THE LAW

P E R M A N E N T

PERSON WITH DISABILITY PARKING PERM



GOOD THROUGH*

JUN	MAY	APR	MAR	FEB	<input type="radio"/>
DEC	NOV	OCT	SEP	AUG	JUL
2028	2027	<input type="radio"/>	2025	2024	2023

The Persons With a Disability Identification Card must be in the possession of the person to whom it was issued when using this placard.

*This placard shall expire on the last day of the month punched out above. For more than one month and/or year, revalidates this placard

P 2436832

SP 70817-21



GENERAL LEASE AGREEMENT

DATE OF LEASE/ PARTIES

This agreement is made this 30th day of November,

2023 between Syab Chochung, Ramella

Mithu hereafter referred to as Landlord

Address 279 N Day st., Orange NJ 07050

James Tyler, Denise Tyler, Jessica Tyler hereafter referred to as Tenant

whose Address 279 N Day Street Orange NJ 07050 UNIT 2

AGREEMENT TO LEASE

1. The Landlord does hereby lease to the Tenant the property known and described as the "Premises" for the term stated. This does not include any secured storage areas which contain the Landlord's personal property. The words Landlord and Tenant include all landlords and all tenants under this lease.

PREMISES

2. The Premises are known as: Block 1003, Lot 21,
County Essex
City/State Orange NJ

More commonly referred to as:

TERM OF LEASE/ RENT/ POSSESSION

3. The Premises are to be used and occupied solely by the Tenant for RESIDENTIAL PURPOSES ONLY. The Tenant shall not use the Premises for any business, professional or unlawful purpose. The Tenant must not allow the Premises to be vacant for more than 10 days at a time during the Term.

The term of this lease is 24 Months and shall begin on 1/15/2024 and end on 1/14/2026 at the total annual rent of \$ 67,200 payable in advance, in monthly installments of \$ 2,800, without any offsets or deductions of any kind.

Payments are due and payable on the 15 day of each month during the term of the lease. The monthly rent is not considered paid until the total monthly installment has been received by the Landlord at _____

279 N Day st, Orange NJ 07050. The monthly rent is payable to Syab Chochung, Ramella Mithu. An initial deposit of X is due on X and is payable to X.

Each Tenant is individually responsible for the entire rental payment and other provisions of the lease. Any arrangement for contributions or payments between Tenants does not affect or bind the Landlord. If any two rent checks are returned for insufficient funds or uncollected, for any reason, the Tenant will be put on a certified check or money order payment basis only. A charge of \$ 100 will be assessed for each dishonored check or for each rental payment received after the 20th of the month in which it is due. Each charge will be paid as additional rent with the monthly payment. Time for monthly payment is material and of the essence which means that if the Tenant does not pay rent in full by the _____ of the month, the Tenant will be in breach of this contract and subject Tenant to termination of the lease.

BROKER

4. The Landlord and Tenant recognize Weichert, Realtors®, as the Agent negotiating this agreement. The Landlord shall pay for services rendered, a nonrefundable commission by bank/cashier check or money order: To the Agent, Weichert, Realtors® the amount of N/A:
To N/A (name of other firm) the amount of _____

The Tenant shall pay for services rendered, a nonrefundable commission by bank/cashier check or money order: To the Agent, Weichert, Realtors® the amount of N/A:
To N/A (name of other firm) the amount of _____

It is also understood and agreed that should there be a sale or exchange of the leased Premises consummated between the parties to this agreement on or before N/A, the Landlord Tenant promises to pay the Agent, Weichert, Realtors®, 2.5 % of the purchase price as commission. In the event of a sale or exchange, the commission shall be due and payable when title passes at closing.

In the event of renewals or extensions of this lease, the Landlord Tenant agrees to pay the Agent, Weichert, Realtors®, a non-refundable service charge in the amount of 0

The service charge shall be due and payable when the minds of Landlord and Tenant meet as evidenced by written contract, or possession of the Premises by Tenant beyond the term of this agreement. It is the intention of the parties that this paragraph of the agreement is made for the benefit of Weichert, Realtors®.

SECURITY DEPOSIT

5. (a) Tenant shall pay the Landlord the sum of \$ N/A (the "Security Deposit"), which cannot exceed either (a) or (b) below, to assure that Tenant performs all of Tenant's obligations under this lease. The security deposit is payable to N/A and is due on N/A.

(i) In the case of a tenant under sixty-two years of age, a landlord shall not demand a security deposit in an amount or value in excess of two months' periodic rent which may be in addition to the current month's rent.

(ii) In the case of a tenant sixty-two years of age or older, a landlord shall not demand a security deposit in an amount or value in excess of one months' periodic rent, which may be in addition to the current month's rent. Upon the request of a tenant sixty-two years of age or older, any landlord who has received from such tenant a security deposit in an amount or value in excess of one month's periodic rent shall refund to such tenant the portion of such security deposit that exceeds one month's periodic rent.

(b) If the Landlord's interest in the Premises is transferred, the Landlord shall (i) turn over the Security Deposit plus undistributed interest to the new Landlord and (ii) notify the Tenant of the name and address of the new Landlord. Notice must be given within 5 days after the transfer, by registered or certified mail. The Landlord shall then no longer be liable to the Tenant for the Security Deposit. The new Landlord becomes liable to the Tenant for the return of the Security Deposit.

(c) The Security Deposit shall be held in trust by the Landlord during the term of this lease. The Landlord may deduct any costs incurred for the Tenant's failure to comply with any agreement in this lease. If the costs exceed the Security Deposit, the Tenant shall pay the additional amount to the Landlord. If the Landlord used the Security Deposit during the Term, the Tenant shall promptly pay the Landlord the amount spent. The Security Deposit is not to be used by the Tenant for the payment of Rent without the Landlord's written consent.

(d) Payment of security deposit and interest at termination of tenancy. _____

ADDITIONAL RENT

6. If the Tenant fails to comply with any agreement in this lease, the Landlord may do so on behalf of the Tenant. The Landlord may charge the cost to comply to the Tenant as "additional rent." This includes reasonable attorney's fees incurred by the Landlord as a result of the Tenant's violation of any lease agreement. The additional rent shall be due and payable as Rent with the next monthly Rent payment. Nonpayment of additional rent gives the Landlord the same rights against the Tenant as failure to pay the Rent.

NO ASSIGNMENT OR SUBLETTING

7. The Tenant may not do any of the following without the Landlord's written consent: (a) assign or transfer this lease, (b) sublet all or any part of the Premises, or (c) permit any other person to use the Premises except as a temporary guest.

VIOLATION, EVICTION AND RE-ENTRY

8. If the Tenant should default on any rental payment or breach/violate any other provision of this lease, the Landlord has the right to end this lease, re-enter the Premises, if vacant, and/or start eviction proceedings. The Landlord may also evict the Tenant for all other causes provided by law.

**DAMAGING/ BREAKING THE LEASE
QUIET ENJOYMENT**

9. The Tenant is liable for all damages caused by the Tenant's violation of any agreement in the lease. This includes reasonable attorney's fees and costs.

10. If the Tenant complies with this lease, the Landlord shall provide the Tenant with quiet enjoyment of the Premises.

**WARRANTY OF
HABITABILITY**

11. This Lease shall not permit the receipt of rent for any period during which the Landlord has failed to comply with subsection (a) of Conn. Gen. Stat § 47a-7. Conn. Gen. Stat. § 47a-7 states:

A Landlord shall: (1) Comply with the requirements of chapter 368o and all applicable building and housing codes materially affecting health and safety of both the state or any political subdivision thereof; (2) make all repairs and do whatever is necessary to put and keep the premises in a fit and habitable condition, except where the premises are intentionally rendered unfit or uninhabitable by the tenant, a member of his family or other person on the premises with his consent, in which case such duty shall be the responsibility of the tenant; (3) keep all common areas of the premises in a clean and safe condition; (4) maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances and elevators, supplied or required to be supplied by him; (5) provide and maintain appropriate receptacles for the removal of ashes, garbage, rubbish and other waste incidental to the occupancy of the dwelling unit and arrange for their removal; and (6) supply running water and reasonable amounts of hot water at all times and reasonable heat except if the building which includes the dwelling unit is not required by law to be equipped for that purpose or if the dwelling unit is so constructed that heat or hot water is generated by an installation within the exclusive control of the tenant or supplied by a direct public utility connection.

**TENANT'S
RESPONSIBILITIES**

12. Pursuant to Conn. Gen. Stat. § 47a-11, the tenant shall:

(a) Comply with all obligations primarily imposed upon tenants by applicable provisions of any building, housing or fire code materially affecting health and safety; (b) keep such part of the premises that he occupies and uses as clean and safe as the condition of the premises permit; (c) remove from his dwelling unit all ashes, garbage, rubbish and other waste in a clean and safe manner to the place provided by the landlord pursuant to subdivision (5) of subsection (a) of section 47a-7; (d) keep all plumbing fixtures and appliances in the dwelling unit or used by the tenant as clean as the condition of each such fixture or appliance permits; (e) use all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances, including elevators, in the premises in a reasonable manner; (f) not willfully or negligently destroy, deface, damage, impair or remove any part of the premises or permit any other person to do so; (g) conduct himself and require other persons on the premises with his consent to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of the premises or constitute a nuisance, as defined in section 47a-32, or a serious nuisance, as defined in section 47a-15; and (h) if judgment has entered against a member of the tenant's household pursuant to subsection (c) of section 47a-26h for serious nuisance by using the premises for the illegal sale of drugs, not permit such person to resume occupancy of the dwelling unit, except with the consent of the landlord.

**TENANT'S REPAIRS AND
MAINTAINENCE**

13. The Tenant is responsible for and shall:

(a) Be liable for the cost of repairing all damage caused by the Tenant's act or neglect. This includes damage caused by the Tenant's family, domestic employees, and pets; (b) keep and maintain the Premises and grounds in neat, clean, safe and sanitary condition. Vehicles may be driven or parked only in the driveway or garage. The Tenant shall not allow injury to the landscaping; (c) take good care of the Premises and all equipment, appliances and fixtures in it; (d) keep the furnace clean; (e) keep nothing inflammable or dangerous on the Premises; (f) remove from the Premises all garbage and debris and take to the curb for collection, or as provided by municipality or refuse disposal service; (g) use all electric, plumbing and other facilities safely; (h) do nothing to cause a cancellation or an increase in the cost of Landlord's fire or liability insurance; (i) use no more electricity than the wiring or feeders to the Premises can safely carry; (j) obey any written instructions of the Landlord for the care and use of appliances, equipment, and other personal property on the Premises; (k) do nothing to destroy, deface, damage or remove any part of the Premises; (l) do nothing to destroy the peace and quiet of the Landlord, other Tenants or persons in the neighborhood; (m) be responsible for keeping the Premises and the fixtures in good order and repair and at the Tenant's expense make all required repairs to the plumbing, range, heating apparatus, air conditioning, sprinklers, electric or gas fixtures, or any other Premises whenever damage has resulted from the Tenant's misuse or neglect. It being understood that the Landlord is to have the property in good order when giving possession. It is also agreed that no signs, painting, wall covering or other alterations shall be erected or made without the consent of the Landlord; (n) will meet all state and municipal rules and regulations regarding garbage separation and shall be responsible for any and all fines levied against the Premises during the term of the lease.

LANDLORD'S REPAIRS

14. The Landlord shall repair damage to the Premises and vital facilities caused by ordinary wear and tear within a reasonable time after notice by the Tenant, except painting. The Landlord and Tenant agree that Welchert, Realtors and its agents are not responsible for the condition or repair of the Premises, at the beginning of this lease or during the lease, nor any representations made by the Landlord with respect to conditions or repairs. The Landlord should be contacted directly by the Tenant.

ACCESS TO PROPERTY

15. The Tenant agrees to allow the Premises to be periodically inspected by Landlord or designee of the Landlord to determine the condition of the Premises, make necessary repairs, alterations or improvements, supply services and to show the Premises to possible buyers, mortgage lenders, contractors and insurers.

The Landlord and/or agent may show the Premises to rental applicants or prospective buyers from 9:00 a.m. until 8:00 p.m., seven days per week with two hour notice, on notice to the Tenant within 3 months before the end of the term. During this three (3) month period, a "For Sale" or "For Rent" sign and lock box will be displayed on the Premises.

**NO ALTERATIONS OR
INSTALLATION OF
EQUIPMENT**

16. The Tenant may not make any changes or additions to the Premises without the Landlord's written consent. This rule includes but is not limited to:
(a) Installation of any locks or chain-guards; (b) Installation of panelling, flooring, built-in decorations, partitions, moldings, or any other fixture drilled into or attached to the floors, walls, or ceilings; (c) Installation of any equipment or wiring; (d) Painting, wallpapering, or other decorations; (e) Change in the plumbing, cooking, air conditioning, electrical or heating systems.

All changes or additions made without the Landlord's written consent shall be removed by the Tenant on demand. All changes or additions made with the Landlord's written consent shall become the property of the Landlord when completed and paid for by the Tenant. They shall remain as part of the Premises at the end of the Term unless the Landlord demands that the Tenant remove them. The Tenant shall promptly pay all costs for restoring any changes and additions to the Premises to its original condition. The Tenant shall not allow any mechanic's lien or other claims to be filed against the Premises. If any lien or claim is filed against the Premises, the Tenant shall have it promptly removed.

FIRE AND CASUALTY

17. The Tenant is liable for the acts and neglect of the Tenant's family, domestic employees, guests, invitees, OTHER and pets. The Tenant shall notify the Landlord at once of any fire, flood or other casualty on the Premises. The Tenant is not required to pay Rent when the Premises is unusable. If part of the Premises can be used for living purposes, the Tenant must pay rent pro rata for the usable part. If the fire or other casualty is the result of or is due to the neglect of the Tenant, the Tenant shall pay for repairs and all other damages. If the Premises is partially damaged by fire or other casualty without the act or neglect of the Tenant, the Landlord shall repair it as soon as possible. This includes the damage to the Premises and fixtures installed by the Landlord. The Landlord need not repair or replace anything installed by the Tenant. Either party may cancel this lease if the Premises is so damaged by fire or other casualty that it cannot be repaired within 90 days. If the parties cannot agree, the opinion of a contractor chosen by the Landlord and the Tenant will be binding on both parties. The Tenant may not cancel this lease if the fire or other casualty is caused by the act or neglect of the Tenant. The lease shall end if the Premises are totally destroyed without the act or neglect of the Tenant. The Rent shall be paid to the date of destruction.

INSURANCE

18. The Tenant will carry insurance to cover personal effects and furnishings. The Landlord will not be responsible for claims or damage to any of the Tenant's personal items or furnishings unless damage is due to Landlord's negligence. The Tenant shall also carry liability coverage. The Landlord will not be responsible for claims against Tenant or any person on property for bodily injury or property damage. Any policy of insurance shall provide that the Landlord shall be given ten (10) days notice prior to cancellation. A copy of the Renter's Insurance policy will be provided to the Landlord or Landlord's agent upon the first day of the lease.

TENANT'S LETTER

19. At the request of the Landlord, the Tenant shall sign a letter stating that (a) this lease has not been amended and is in effect, (b) the Landlord has fully performed all the Landlord's agreements in the lease, (c) the Tenant has no rights to the Premises, except as stated in the lease, (d) the Tenant has paid all rent to date, and (e) the Tenant has not paid Rent for more than one (1) month in advance. This letter shall also list all the property attached to the Premises which is owned by the Tenant.

NOTICES

20. All notices given under this lease must be in writing. Unless otherwise provided by law, they may be given by (a) personal delivery, or (b) certified or registered mail, return receipt requested. **EACH PARTY MUST ACCEPT THE CERTIFIED MAIL SENT BY THE OTHER.**

It is the duty of the landlord or an agent authorized by him, or any successor landlord or such successor's agent to notify the tenant in writing, on or before the commencement of the tenancy, or in the case of a successor at the time of such succession, of the name and address of (a) the person authorized to manage the premises and (b) the person who is authorized to receive all notices, demands and service of process. Such name and address shall be kept current.

NO WAIVER

21. The Landlord's failure to enforce any agreement in this lease does not prevent the Landlord from enforcing the agreement as to any later violation. Delivery of keys to the Landlord shall not be considered termination of lease.

SURVIVAL

22. If any agreement in this lease is contrary to law, the rest of the lease shall remain in effect.

RENEWAL LEASE

23. At the end of any term the Landlord may offer the Tenant a renewal lease with reasonable changes. If so, the Landlord must notify the Tenant of the changes not less than ninety (90) days before the term ends. The Tenant must notify the Landlord in writing of the Tenant's acceptance or rejection of the changes not less than sixty (60) days before the Term ends. If the Tenant fails to properly notify the Landlord of the Tenant's acceptance, it will be considered a rejection. If the Tenant does not accept the changes, the Tenant must vacate the Premises when the Term ends.

**END OF TERM/
SURRENDER**

24. At the end of the Term the Tenant shall (a) leave the Premises clean, (b) remove all the Tenant's property, (c) repair all damage caused by the Tenant, including damage from moving, (d) sweep the garage and floors, (e) vacuum carpets, (f) remove all garbage, and (g) return the Premises to the Landlord in the same condition as it was at the beginning of the Term, except for normal wear and tear. If the Tenant leaves any property in the Premises, the Landlord may (a) dispose of it and charge the Tenant for the cost of disposal, or (b) keep it as abandoned property.

BINDING

25. This lease is binding on the Landlord and the Tenant and all parties who lawfully succeed to their rights or take their places.

**ENTIRE AGREEMENT;
NOTES IN MARGIN**

26. This lease contains the entire agreement of the Landlord and Tenant and may not be changed except in a writing signed by all of the parties. The notes in bold type appearing in the margin or as Headings of this lease are for convenience and reference and do not define the lease conditions.

ADDITIONAL AGREEMENTS

27. Tenant and Landlord hereby agree to the following additional terms and conditions:

No parking on Premise street parking only
No smoking in the apartment, smoking outside the home is not allowed.
no window guard request at this time
apartments insurance will be carried by the tenants for unit #2 during the full lease term.
use o the backyard can be granted to tenants with a notice to Landlords
Landlord currently has tenant's security deposit of 2,500 in an interest bearing account.

AGENCY RELATIONSHIPS

28. By signing below the Landlord and Tenant acknowledge they received the Real Estate Agency Disclosure Notice given to Unrepresented Persons on Connecticut Agency Disclosure from the brokerage firms involved in this transaction prior to the first showing of the property.

I, _____, as an authorized representative of

Weichert, Realtors® am working in this transaction as _____ (Landlord's Agent, Tenant's Agent or Disclosed Dual Agent)

_____, and _____, as its NAME OF FIRM NAME OF LICENSEE

authorized agent, are working in this transaction as a _____ (Landlord's Agent, Tenant's Agent, Disclosed Dual Agent or Transaction Broker)

LEAD-BASED PAINT

29. The Landlord discloses the dwelling was X was not X constructed prior to 1978. If constructed prior to 1978, see Lead-Based Paint Disclosure, attached.

SIGNATURES

The Landlord and the Tenant agree to the terms of this lease by signing below. If a party is a corporation, this lease is signed by its proper corporate officers and its corporate seal is affixed. By signing this lease, the Tenant hereby acknowledges he/she has read each condition and fully understands the terms of this lease agreement and acknowledges receipt of the Truth in Renting booklet.

Landlord Initials

Tenant: James Tyler Sign James Tyler

Date: _____ Sign 11/30/23 Date: _____

Tenant: Denise Tyler Sign _____ Date: _____

Tenant: Jessica Tyler Sign 11/31/2023 Date: _____

Tenant: _____ Sign _____ Date: _____

Landlord: Syab Chochun Sign _____ Date: 11-30-23

Landlord: Ramella Mithu Sign Ramella Mithu Date: 11-30-23

Landlord: _____ Sign _____ Date: _____

Landlord: **Syab Chochung/Ramella Mithu**
1783

Tel 347-400-

Date: _____

