



City of Bristol  
Bristol, Connecticut

## FAIR RENT COMMISSION

### REGULAR MEETING AGENDA

The Fair Rent Commission will hold a regular meeting on Wednesday, November 19, 2025 at 6:00 PM at Bristol City Hall, 111 N. Main Street, 3<sup>rd</sup> Floor, Conference Room 3-1,3-2,3-3, Bristol, Connecticut.

#### AGENDA

1. Call to order
2. Introduction of commissioners.
3. Seating of alternates.
4. Discussion and approval of the minutes of December 18, 2024 and take any action as necessary.
5. Hearing on the fair rent complaint in the matter Christine A. Scinto, Colin R. Scinto, and Michael Patrissi (tenant) and Christopher Eason (landlord) and to take any action as necessary.
6. Public participation.
7. Discussion by commissioners of old business and take any action as necessary.
8. Discussion by commissioners of new business and take any action as necessary.
9. Discussion by commissioners of meeting dates and agendas and take any action as necessary.

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  - a. 2026 and January 2027 meeting schedule
  - b. December 17, 2025 at 6:00 PM, City Hall.
10. Adjournment.

/s/ Jon P. FitzGerald

Per Jon P. FitzGerald, chairperson  
DATED, November 13, 2025.



City of Bristol  
Bristol, Connecticut

## FAIR RENT COMMISSION

Wednesday, December 18, 2024 at 6:00 PM at  
Bristol City Hall,  
111 N. Main Street, 3<sup>rd</sup> Floor,  
Conference Room 3-1,3-2,3-3  
Bristol, Connecticut.

### MINUTES DRAFT

#### **1. Call to order**

Chairman Jon FitzGerald called to order the Fair Rent Commission meeting at 6:02pm

#### **2. Introduction of commissioners.**

Erick Rosengren, David Haberfeld, Adam Brothwell, Cristina Costa, Susan Pyzynski, Brian Brady, Bryan Brown, Jon FitzGerald.

#### **3. Seating of alternates.**

N/A

#### **4. Discussion and approval of the minutes of September 25, 2024 and take any action as necessary.**

Motion to Approve September's minutes was introduced by Commissioner Pyzynski and then Seconded by Commissioner Costa. All in favor – none opposed. Motion carries.

#### **5. Hearing on the fair rent complaint in the matter of Donald M. Greene (Tenant) and Sun New Cambridge Apartments 1 LP, et. al. (Landlord) and to take any action as necessary.**

Chairman Jon FitzGerald shared that this complaint was withdrawn as the parties came to an agreement.

#### **6. Public participation.**

No public participation.

**7. Discussion by commissioners of old business and take any action as necessary.**

No old business was discussed.

**8. Discussion by commissioners of new business and take any action as necessary.**

**a. 2025-2026 meeting schedule**

Chairman FitzGerald went over the proposed 2025-2026 calendar in which historically the Fair Rent Commission has met on the fourth Wednesday of each month with the exception of November and December due to holidays.

MOTION TO APPROVE the 2025-2026 meeting calendar by Commissioner Costa and SECONDED by Commissioner Pyzynski. All in favor. None Opposed. Motion carries.

Chairman FitzGerald announced the Commission's invitation to participate in the Connecticut Statewide Fair Rent Commission Coalition event on December 19th. Commissioner Haberfeld and Commissioner Carrier will attend to gain insights and further their education on fair rent practices.

**9. Discussion by commissioners of meeting dates and agendas and take any action as necessary.**

Next Meeting will be January 22, 2025 at 6pm.

**10. Adjournment.**

MOTION to Adjourn by Commissioner Susan Pyzynski and seconded by Commissioner Cristina Costa. All in favor. None opposed. The meeting was adjourned at 6:10 p.m.



**BRISTOL FAIR RENT COMMISSION (FRC)  
COMPLAINT FORM**

Return to:  
Bristol City Clerk,  
111 North Main St.,  
Bristol, CT 06010  
**RECEIVED**

2025 OCT 31 AM 8:28  
FOUNDAID CITY CLERK  
BRISTOL, CT

Category of complaint Please check ( )

Increase in rent: ☒ Condition of premises: ☒ Reduction in services: \_\_\_\_\_

Instructions to complainant/tenant: Please, answer all questions applicable to your complaint.

**I. GENERAL INFORMATION**

|                                                    |                                                                                                             |                                       |                                  |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
| Complainant -Tenant Name(s):                       | Christine Scinto, Colin Scinto, Michael Patrissi                                                            |                                       |                                  |
| Address, including unit #:                         | 102 Caesar Drive, Bristol, CT 06010                                                                         |                                       |                                  |
| Telephone number and e-mail address:               | Christine Scinto @outlook.com / 860-332-3036, Colin Scinto @gmail.com / 860-518-2555                        |                                       |                                  |
| Length of time in this rental unit:                | 11 years, & 1 months?                                                                                       |                                       |                                  |
| Type of lease (circle one please):                 | (A) <u>Oral</u> OR (B) <u>Written</u> , If written, attach copy                                             |                                       |                                  |
| Monthly rent:                                      | Current: \$ 41750 , Last Year: \$ 41295 , Two Years Ago: \$ 4985                                            |                                       |                                  |
| Amount of monthly rent being proposed by landlord: | \$ 41750                                                                                                    | Date new lease is scheduled to begin: | 11/01/2025 (month, day and year) |
| Description of Rental Unit:                        | # rooms 3 , # bedrooms 2 , # bathrooms 1.5 , includes: heat, hot water, electricity (Circle all that apply) |                                       |                                  |
| Other Fees Required (please explain):              | Electric, gas, internet, water.                                                                             |                                       |                                  |

**II. LANDLORD INFORMATION**

|                                     |                                                                                                     |
|-------------------------------------|-----------------------------------------------------------------------------------------------------|
| Landlord/Owner                      | Christopher Eason                                                                                   |
| Address:                            | From a phone conversation on October 30th, Christopher Eason refused to provide us with an address. |
| Telephone number and email address: | 860-334-9563, no email address was provided                                                         |
| Property Manager (if applicable):   | Diane Beldan                                                                                        |
| Address:                            | 12 Cornwall Rd. Warren, CT 06254                                                                    |
| Telephone number and email address: | 203-763-7480, Diane Beldan @ BellAgents.com                                                         |



Briefly describe your complaint below:

The new landlord, Mr. Christopher Eason intends to increase rent by \$455 (\$1295 to \$1750) or 35%, beginning November 1st, 2025. The kitchen requires a total renovation, floor to ceiling including the cabinets, countertops, appliances and the floor according to Mr. Eason. However, Mr. Eason refuses to provide a rent abatement while we do not have the use of our kitchen. The lease did not provide a specific timeline or scope of repairs, only citing "repairs to be made 2025 to 2026." We are worried that this repair may not be completed in a timely manner, while we are responsible for an increased rent and reduced use of our unit.

Additionally, we were provided two unsatisfactory leases. The first lease contained numerous errors which we refused to sign off on. The second lease provided a line around "Property Condition" (line 10), which we could not acknowledge as being in "good order and repair" considering the state of our kitchen, compounded by the lack of specificity regarding the scope and timeline of repairs. Because of the above conditions, we could not in good faith sign the lease.

We have demonstrated and will continue to demonstrate willingness to pay the increased rent upon completion of the requested renovation, and intend to pay the current \$1295 monthly rent until the complaint is resolved.

In a phone call conversation on October 30th with Mr. Eason and his property manager, Mrs. Diane Roldan, Mr. Eason stated that he would be serving us with Notice to Quit on Saturday, November 1st for "pushback" and our refusal to sign the lease. Additionally, he refused to provide us with an address to put on the attached complaint form, instead saying that his address is 102 Caesar Drive.

Colin and Christine Scinto, October 30th 2025



# RESIDENTIAL LEASE

## Greater Hartford Association of REALTORS®



☐ Single Family

☐ Condominium

☒ Multi Family

1st Lease

IN THIS LEASE the words "we", "us" and "our" mean the Landlord, Christopher Eason

102 Caesar drive, of Bristol, CT, (City, State)

The words "you" and "yours" mean the Tenant, Christine A Scinto, Colin R Scinto and Michael Patrisi  
of Bristol CT, (City, State)

We agree to lease to you, and you agree to lease from us, 102 Caesar drive  
Bristol 06010, Connecticut, which is referred to as the "Dwelling" in this lease.

You and we agree to the following terms:

1. **TERM.** The term of this lease starts on 11/01/2025, and ends on 11/01/2026.

2. **RENT.** You will pay us total rent of \$ 21,000.00. You will pay the total rent in monthly payments of \$ 1,750.00 on First day of every month. The first payment is due 03/01/2022.

You will pay us a late charge of 5% for each payment that is more than ten (10) days late.

You will pay the rent to us at our address written at the beginning of this lease. You will pay the rent even though we do not send you a bill for the rent or a notice that it is due.

3. **USE.** You will only use the Dwelling for a dwelling for yourself and your family. You will not let more than 3 people live in the Dwelling at any time. You also will not sublease the Dwelling or let any other people live in the Dwelling or assign this lease to anyone else.

You may also use the Dwelling for the reasonable accommodation of guests or visitors who may stay for up to seven (7) consecutive days without our approval. You are not allowed to have visitors or guests (whether the same guest or different guests) stay more than a total of thirty (30) days in any twelve-month period without our approval.

You, your family and any guests or visitors ☐ may ☒ may not smoke or vape within the Dwelling.

You, your family and any guests or visitors ☒ may ☐ may not smoke or vape within twenty-five (25) feet of the Dwelling.

You agree not to engage in any activity that threatens the health, safety or right of peaceful enjoyment of the Dwelling or the surrounding property by other residents, neighbors or us. You shall also refrain from threatening, intimidating, yelling or cursing at other tenants or neighbors, as well as us or any of our employees, agents, representatives or contractors. Such activity will be considered a nuisance or a serious nuisance (depending on the circumstances) and may provide the basis for an eviction.

4. **LAWS.** You will comply with all laws and regulations regarding the Dwelling. You also will not permit any others to violate any laws or regulations in the Dwelling. The use, possession or sale of illegal drugs at the Dwelling is prohibited. You will pay us the amount of any fines or penalties that we have to pay because you or any others violated any laws or regulations in the Dwelling.

5. **CARE OF DWELLING.** You will keep the Dwelling and all fixtures and appliances in a clean and safe condition and will take care not to clog drains, pipes and plumbing. You will pay the cost of cleaning clogged drains, pipes and plumbing, which are clogged due to your use. You will use all electrical, plumbing, heating, air conditioning and other facilities and appliances in a reasonable manner.

You will not destroy or damage any part of the Dwelling or any of our furnishings or appliances in the Dwelling. You also will not remove any of our furnishings or appliances from the Dwelling. ☐ You ☐ we will maintain the grounds and remove snow from walks and driveways. ☐ You ☐ we will cut the grass as needed (approximately every week during the growing season). If you do not cut the grass or remove the snow, as agreed, we will hire a person, as needed, to cut the grass or remove the snow. You will pay us for what we have been charged.

You agree to dispose of all ashes, garbage, rubbish and other waste from the Dwelling in a safe and sanitary manner and recycle materials designed to be recycled in accordance with state and local laws and any other rules or regulations applicable to the Dwelling.

You shall immediately notify us of any damage to the Dwelling or the building of which the Dwelling is a part (including, but not limited to, issues with the plumbing or the appliances) including instances where the damage is hazardous to life, health or safety or such damage or condition may worsen over time and/or increase the repairs that will need to be made to the Dwelling or the contents.

If the Dwelling is in a multi-family building, you will not place your belongings or any trash in the common areas.



Property Address **102 Caesar drive Bristol CT 06010**

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6. **UTILITIES/SERVICES.** You will pay for the utilities and services in the Dwelling that are checked: ☐ Cold Water; ☐ Hot Water; ☒ Electricity; ☐ Gas; ☒ Heat; ☒ Air Conditioning; ☐ Telephone; ☐ Garbage Removal; ☒ Internet; ☒ Cable; ☐ Other.

The rent will not be reduced if you do not receive any of the utilities or services for reasons beyond our control. You agree to pay for all utilities not provided by us. This lease may be terminated for failure to pay utility bills promptly and/or having the utility service shut off so as to cause a threat to the Dwelling or any building of which the Dwelling is a part.

7. **SMOKE DETECTORS; FIRE SPRINKLER SYSTEM.** You will inspect all smoke detectors periodically, and will replace worn out batteries when needed. You will notify us promptly if any smoke detector is not operating, and we will then replace it.

As required by Section 47a-3f of the Connecticut General Statutes, We hereby advise You as follows (CHECK ONE):

- ☒ **THE DWELLING DOES NOT HAVE AN OPERATIVE FIRE SPRINKLER SYSTEM**  
☐ **THE DWELLING HAS AN OPERATIVE FIRE SPRINKLER SYSTEM AND THE LAST DATE OF MAINTENANCE AND INSPECTION OF THAT SYSTEM WAS \_\_\_\_\_**

8. **PETS.** ☒ No pets are allowed. ☐ The following pet(s) only are allowed: \_\_\_\_\_. You will keep the Dwelling and the grounds in clean and sanitary condition and will promptly repair any damage caused by your pet(s).

9. **CONDOMINIUM.** If the Dwelling is a unit in a condominium, you will abide by the declaration, bylaws, rules and regulations of the condominium association and will not place your belongings or any trash in the common elements. If the Dwelling is a condominium, you have received a copy of its rules and regulations.

10. **PROPERTY CONDITION.** You acknowledge that the Dwelling is in good order and repair, unless otherwise indicated in this lease. You acknowledge that you have inspected the Dwelling, or have had an opportunity to do so, and are satisfied with its physical condition. You also acknowledge that we have made no representations as to the condition of the Dwelling and no promise to decorate, alter, repair, or improve the Dwelling or the furnishings, unless otherwise indicated in this lease.

11. **ENTERING DWELLING.** We may enter the Dwelling at reasonable times to make necessary repairs or changes that we are required to make, or to supply the utilities or services that we have agreed to supply. We may also enter the Dwelling at reasonable times to show the Dwelling to possible or actual purchasers, mortgage lenders, tenants, workmen or contractors. We will give you reasonable notice of our intent to enter the Dwelling. You will not unreasonably deny us the right to enter the Dwelling. We may also enter the Dwelling at any time without your consent in case of emergency.

12. **DAMAGE TO DWELLING.** You will not have to pay rent for any time that your use and enjoyment of the Dwelling is substantially affected because the Dwelling is damaged by fire or other casualty. However, you will pay rent if you caused the damage or destruction or unless you continue to occupy any portion of the Dwelling. If you continue to occupy any portion of the Dwelling, your rent shall be reduced by the decrease in the fair rental value of the Dwelling. You may carry your own policy of renters insurance for liability and for damage to your personal property in the Dwelling.

If any part of the Dwelling is damaged by fire or other casualty, we shall have the right to cancel this lease. If we decide to cancel the lease, we will give you notice within fifteen (15) days after the date of the fire or other casualty. The lease will end on the date that we give in our notice to you. If we do not cancel this lease, we will repair the damage within a reasonable time.

13. **CONDEMNATION.** If any part of the building is condemned, we shall have the right to cancel this lease. If we decide to cancel the lease, we will give you notice within fifteen (15) days after the date of the condemnation. The lease will end on the date that we give in our notice to you.

You will not be entitled to any payment from the government because of such condemnation except for moving expenses. All other payments from the government because of such condemnation will be paid to us.

14. **CHANGES.** You will not make any changes in the Dwelling or change the appearance of any walls, floors, carpeting, windows, doors, appliances, fixtures or furnishings without our permission. If you receive our permission to make any changes, any items that you install in the Dwelling will immediately be our property but you may use them until the lease ends. We will not paint or make any other changes in the Dwelling except the following:

15. **REMOVAL OF PROPERTY.** When this lease ends, you will leave the Dwelling and remove all your property and the property of others. If you fail to remove your property or the property of others, we may consider such property abandoned and may dispose of it as we deem appropriate. You will leave the Dwelling in good and clean condition, and you will repair any damage that was caused by yourself or others, normal wear and tear excepted.

16. **DEFAULT.** You will be in default under this lease if:

- (a) You do not make a payment of rent within ten (10) days after it is due; or
- (b) You violate or do not do any of the things you agree to do under this lease; or
- (c) You vacate the Dwelling or do not live in the Dwelling for a long time.

If you are in default under this lease, we may send you a notice and cancel this lease. The lease will end on the date that we give in our notice to you.



Property Address: 102 Caesar drive Bristol CT 06010

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If you do not do any of the things you promise to do under this lease, you will pay us the amount that we pay to do the things that you did not do. You also will pay us the total rent stated in section 2 of this lease less the amount of rent that you shall already have paid.

You also will pay us interest on any amount you owe us which is past due. The interest will be at the rate of twelve percent (12%) per year.

If you are in default under this lease and if we refer the matter to an attorney to evict you, you will pay us a reasonable attorney's fee and costs. If we refer this matter to an attorney because you do not pay the amount you owe us when it is due, you will pay us an attorney's fee not in excess of fifteen percent (15%) of the amount of the judgment we obtain against you. You will also pay us all of our other collection costs and expenses.

**17. LOCKS AND KEYS.** We shall provide a lock for your exterior door. So as to not restrict our ability to provide you with maintenance and emergency services, you agree that no additional locks shall be placed on any doors of the Dwelling, nor shall locks be changed without our permission. If locks are added or changed, you shall provide us with keys to all such locks. Upon termination of this lease, you shall return all keys to the Dwelling to us.

**18. SECURITY DEPOSIT.** You will deposit with us before 11/01/2025, \$ 1,750.00 as a security deposit. If you are in default under this lease, we may use the security deposit to pay the rent or any other money you owe us under this lease. If you fulfill all of your agreements under this lease, we will return the security deposit to you within thirty (30) days after the lease ends. We will place the security deposit in an escrow account and will pay interest on the security deposit as required by law. We acknowledge that we are required to provide you with written notice of the name and address of the financial institution at which such security deposit is held within thirty (30) days of receipt.

**19. SALE OF PROPERTY.** If we sell the property, we shall not have any further liability to you under this lease for any event that happens after you receive written notice that we have sold the property.

In addition, if we sell the property, any security deposit that you give us will be assigned to the new owner of the property, and we shall not have any further liability to return the security deposit to you.

**20. HOLD-OVER.** If you continue to occupy the Dwelling with our consent after this lease ends, this lease will be on a monthly basis. In that case, either you or we can send a notice to the other and cancel lease at any time. All the other terms of this lease will still apply.

**21. MISCELLANEOUS.** If there is more than one of you who signs this lease, then each of you agrees to pay the entire amount that you owe us. We can delay enforcing any of our rights under this lease without losing them. If we release any of you from this lease, the rest of you shall still pay the amount you owe us. We can also give any of you more time to pay the amount you owe us.

**22. MANAGER.** The name and address of the person authorized to manage the property is

Christopher Eason

The name of the person who is authorized to receive on our behalf all notices, demands and service of process is

Christine A Scinto

We may name different persons or different addresses; we shall give you written notice of any such changes.

**23. SEPARATE PROVISIONS.** If any provision of this lease is invalid or unenforceable, the other provisions of this lease will still apply.

**24. BINDING EFFECT.** This lease shall be binding upon you and us and our and your respective successors, heirs, executors and administrators.

**25. OTHER CONDITIONS:**

Tenants are responsible for paying the water bill.  
No pets  
no smoking

US (Landlord)

|  |      |
|--|------|
|  | Date |
|  | Date |
|  | Date |

YOU (Tenant)

|  |      |
|--|------|
|  | Date |
|  | Date |
|  | Date |





# RESIDENTIAL LEASE

## Greater Hartford Association of REALTORS®

☐ Single Family ☐ Condominium ☒ Multi Family

2nd Lease

IN THIS LEASE the words "we", "us" and "our" mean the Landlord, Christopher Eason

, of Bristol CT, (City, State)

The words "you" and "yours" mean the Tenant, Christine A Scinto, Colln R Scinto and Michael Patrissi

, of Bristol CT, (City, State)

We agree to lease to you, and you agree to lease from us, 102 Caesar drive  
Bristol. 06010, Connecticut, which is referred to as the "Dwelling" in this lease.

You and we agree to the following terms:

1. **TERM.** The term of this lease starts on 11/01/2025, and ends on 11/01/2026.

2. **RENT.** You will pay us total rent of \$21,000.00. You will pay the total rent in monthly payments of  
\$ 1,750.00 on the FIRST day of every month. The first payment is due 11/01/2025

You will pay us a late charge of 5% for each payment that is more than ten (10) days late.  
You will pay the rent to us at our address written at the beginning of this lease. You will pay the rent even though we do not send you a bill for the rent or a notice that it is due.

3. **USE.** You will only use the Dwelling for a dwelling for yourself and your family. You will not let more than 3 people live in the Dwelling at any time. You also will not sublease the Dwelling or let any other people live in the Dwelling or assign this lease to anyone else.

You may also use the Dwelling for the reasonable accommodation of guests or visitors who may stay for up to seven (7) consecutive days without our approval. You are not allowed to have visitors or guests (whether the same guest or different guests) stay more than a total of thirty (30) days in any twelve-month period without our approval.

You, your family and any guests or visitors ☐ may ☒ may not smoke or vape within the Dwelling.

You, your family and any guests or visitors ☒ may ☐ may not smoke or vape within twenty-five (25) feet of the Dwelling.

You agree not to engage in any activity that threatens the health, safety or right of peaceful enjoyment of the Dwelling or the surrounding property by other residents, neighbors or us. You shall also refrain from threatening, intimidating, yelling or cursing at other tenants or neighbors, as well as us or any of our employees, agents, representatives or contractors. Such activity will be considered a nuisance or a serious nuisance (depending on the circumstances) and may provide the basis for an eviction.

4. **LAWS.** You will comply with all laws and regulations regarding the Dwelling. You also will not permit any others to violate any laws or regulations in the Dwelling. The use, possession or sale of illegal drugs at the Dwelling is prohibited. You will pay us the amount of any fines or penalties that we have to pay because you or any others violated any laws or regulations in the Dwelling.

5. **CARE OF DWELLING.** You will keep the Dwelling and all fixtures and appliances in a clean and safe condition and will take care not to clog drains, pipes and plumbing. You will pay the cost of cleaning clogged drains, pipes and plumbing, which are clogged due to your use. You will use all electrical, plumbing, heating, air conditioning and other facilities and appliances in a reasonable manner.

You will not destroy or damage any part of the Dwelling or any of our furnishings or appliances in the Dwelling. You also will not remove any of our furnishings or appliances from the Dwelling. ☐ You ☒ we will maintain the grounds and remove snow from walks and driveways. ☐ You ☒ we will cut the grass as needed (approximately every week during the growing season). If you do not cut the grass or remove the snow, as agreed, we will hire a person, as needed, to cut the grass or remove the snow. You will pay us for what we have been charged.

You agree to dispose of all ashes, garbage, rubbish and other waste from the Dwelling in a safe and sanitary manner and recycle materials designed to be recycled in accordance with state and local laws and any other rules or regulations applicable to the Dwelling.

You shall immediately notify us of any damage to the Dwelling or the building of which the Dwelling is a part (including, but not limited to, issues with the plumbing or the appliances) including instances where the damage is hazardous to life, health or safety or such damage or condition may worsen over time and/or increase the repairs that will need to be made to the Dwelling or the contents.

If the Dwelling is in a multi-family building, you will not place your belongings or any trash in the common areas.



Property Address: 102 Caesar drive Bristol CT 06010

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6. **UTILITIES/SERVICES.** You will pay for the utilities and services in the Dwelling that are checked: ☒ Cold Water; ☒ Hot Water; ☒ Electricity; ☒ Gas; ☒ Heat; ☒ Air Conditioning; ☐ Telephone; ☐ Garbage Removal; ☒ Internet; ☒ Cable; ☐ Other.

The rent will not be reduced if you do not receive any of the utilities or services for reasons beyond our control. You agree to pay for all utilities not provided by us. This lease may be terminated for failure to pay utility bills promptly and/or having the utility service shut off so as to cause a threat to the Dwelling or any building of which the Dwelling is a part.

7. **SMOKE DETECTORS; FIRE SPRINKLER SYSTEM.** You will inspect all smoke detectors periodically, and will replace worn out batteries when needed. You will notify us promptly if any smoke detector is not operating, and we will then replace it.

As required by Section 47a-3f of the Connecticut General Statutes, We hereby advise You as follows (CHECK ONE):

- ☒ **THE DWELLING DOES NOT HAVE AN OPERATIVE FIRE SPRINKLER SYSTEM**  
☐ **THE DWELLING HAS AN OPERATIVE FIRE SPRINKLER SYSTEM AND THE LAST DATE OF MAINTENANCE AND INSPECTION OF THAT SYSTEM WAS \_\_\_\_\_**

8. **PETS.** ☒ No pets are allowed. ☐ The following pet(s) only are allowed: \_\_\_\_\_ You will keep the Dwelling and the grounds in clean and sanitary condition and will promptly repair any damage caused by your pet(s).

9. **CONDOMINIUM.** If the Dwelling is a unit in a condominium, you will abide by the declaration, bylaws, rules and regulations of the condominium association and will not place your belongings or any trash in the common elements. If the Dwelling is a condominium, you have received a copy of its rules and regulations.

10. **PROPERTY CONDITION.** You acknowledge that the Dwelling is in good order and repair, unless otherwise indicated in this lease. You acknowledge that you have inspected the Dwelling, or have had an opportunity to do so, and are satisfied with its physical condition. You also acknowledge that we have made no representations as to the condition of the Dwelling and no promise to decorate, alter, repair, or improve the Dwelling or the furnishings, unless otherwise indicated in this lease.

11. **ENTERING DWELLING.** We may enter the Dwelling at reasonable times to make necessary repairs or changes that we are required to make, or to supply the utilities or services that we have agreed to supply. We may also enter the Dwelling at reasonable times to show the Dwelling to possible or actual purchasers, mortgage lenders, tenants, workmen or contractors.

We will give you reasonable notice of our intent to enter the Dwelling. You will not unreasonably deny us the right to enter the Dwelling. We may also enter the Dwelling at any time without your consent in case of emergency.

12. **DAMAGE TO DWELLING.** You will not have to pay rent for any time that your use and enjoyment of the Dwelling is substantially affected because the Dwelling is damaged by fire or other casualty. However, you will pay rent if you caused the damage or destruction or unless you continue to occupy any portion of the Dwelling. If you continue to occupy any portion of the Dwelling, your rent shall be reduced by the decrease in the fair rental value of the Dwelling. You may carry your own policy of renters insurance for liability and for damage to your personal property in the Dwelling.

If any part of the Dwelling is damaged by fire or other casualty, we shall have the right to cancel this lease. If we decide to cancel the lease, we will give you notice within fifteen (15) days after the date of the fire or other casualty. The lease will end on the date that we give in our notice to you. If we do not cancel this lease, we will repair the damage within a reasonable time.

13. **CONDEMNATION.** If any part of the building is condemned, we shall have the right to cancel this lease. If we decide to cancel the lease, we will give you notice within fifteen (15) days after the date of the condemnation. The lease will end on the date that we give in our notice to you.

You will not be entitled to any payment from the government because of such condemnation except for moving expenses. All other payments from the government because of such condemnation will be paid to us.

14. **CHANGES.** You will not make any changes in the Dwelling or change the appearance of any walls, floors, carpeting, windows, doors, appliances, fixtures or furnishings without our permission. If you receive our permission to make any changes, any items that you install in the Dwelling will immediately be our property but you may use them until the lease ends.

We will not paint or make any other changes in the Dwelling except the following:

15. **REMOVAL OF PROPERTY.** When this lease ends, you will leave the Dwelling and remove all your property and the property of others. If you fail to remove your property or the property of others, we may consider such property abandoned and may dispose of it as we deem appropriate. You will leave the Dwelling in good and clean condition, and you will repair any damage that was caused by yourself or others, normal wear and tear excepted.

16. **DEFAULT.** You will be in default under this lease if:

- (a) You do not make a payment of rent within ten (10) days after it is due; or
- (b) You violate or do not do any of the things you agree to do under this lease; or
- (c) You vacate the Dwelling or do not live in the Dwelling for a long time.

If you are in default under this lease, we may send you a notice and cancel this lease. The lease will end on the date that we give in our notice to you.



Property Address: 102 Caesar drive Bristol CT 06010 Page 3 of 3

If you do not do any of the things you promise to do under this lease, you will pay us the amount that we pay to do the things that you did not do. You also will pay us the total rent stated in section 2 of this lease less the amount of rent that you shall already have paid.

You also will pay us interest on any amount you owe us which is past due. The interest will be at the rate of twelve percent (12%) per year.

If you are in default under this lease and if we refer the matter to an attorney to evict you, you will pay us a reasonable attorney's fee and costs. If we refer this matter to an attorney because you do not pay the amount you owe us when it is due, you will pay us an attorney's fee not in excess of fifteen percent (15%) of the amount of the judgment we obtain against you. You will also pay us all of our other collection costs and expenses.

**17. LOCKS AND KEYS.** We shall provide a lock for your exterior door. So as to not restrict our ability to provide you with maintenance and emergency services, you agree that no additional locks shall be placed on any doors of the Dwelling, nor shall locks be changed without our permission. If locks are added or changed, you shall provide us with keys to all such locks. Upon termination of this lease, you shall return all keys to the Dwelling to us.

**18. SECURITY DEPOSIT.** You will deposit with us before 11/01/2025, \$ 1,750.00 as a security deposit. If you are in default under this lease, we may use the security deposit to pay the rent or any other money you owe us under this lease. If you fulfill all of your agreements under this lease, we will return the security deposit to you within thirty (30) days after the lease ends. We will place the security deposit in an escrow account and will pay interest on the security deposit as required by law. We acknowledge that we are required to provide you with written notice of the name and address of the financial institution at which such security deposit is held within thirty (30) days of receipt.

**19. SALE OF PROPERTY.** If we sell the property, we shall not have any further liability to you under this lease for any event that happens after you receive written notice that we have sold the property.

In addition, if we sell the property, any security deposit that you give us will be assigned to the new owner of the property, and we shall not have any further liability to return the security deposit to you.

**20. HOLD-OVER.** If you continue to occupy the Dwelling with our consent after this lease ends, this lease will be on a monthly basis. In that case, either you or we can send a notice to the other and cancel lease at any time. All the other terms of this lease will still apply.

**21. MISCELLANEOUS.** If there is more than one of you who signs this lease, then each of you agrees to pay the entire amount that you owe us. We can delay enforcing any of our rights under this lease without losing them. If we release any of you from this lease, the rest of you shall still pay the amount you owe us. We can also give any of you more time to pay the amount you owe us.

**22. MANAGER.** The name and address of the person authorized to manage the property is  
Christopher Eason

The name of the person who is authorized to receive on our behalf all notices, demands and service of process is  
Christine A Scinto

We may name different persons or different addresses; we shall give you written notice of any such changes.

**23. SEPARATE PROVISIONS.** If any provision of this lease is invalid or unenforceable, the other provisions of this lease will still apply.

**24. BINDING EFFECT.** This lease shall be binding upon you and us and our and your respective successors, heirs, executors and administrators.

**25. OTHER CONDITIONS:**

Tenants are responsible for paying the water bill.  
No pets  
No smoking  
Repairs to be made 2025 to 2026

Renters Insurance

US (Landlord)

YOU (Tenant)

Christopher Eason Date 10/16/25  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## **Sec. 12-183. Determination of Excessive Rent**

(a) In determining whether a rental charge or a proposed increase in a rental charge is so excessive, with due regard to all the circumstances, as to be harsh and unconscionable, the Commission shall consider such of the following circumstances as are applicable to the type of accommodation:

(1) The rents charged for the same number of rooms in other housing accommodations in the same and in other areas of the municipality;

(2) The sanitary conditions existing in the housing accommodations in question;

(3) The number of bathtubs or showers, flush waste closets, kitchen sinks and lavatory basins available to the occupants thereof;

(4) Services, furniture, furnishings and equipment supplied therein;

(5) The size and number of bedrooms contained therein;

(6) Repairs necessary to make such accommodations reasonably livable for the occupants accommodated therein;

(7) The amount of taxes and overhead expenses thereof;

(8) Whether the accommodations are in compliance with the ordinances of the City of Bristol and the General Statutes of the State of Connecticut relating to health and safety;

(9) The income of the petitioner and the availability of accommodations;

(10) The availability of utilities;

(11) Damages done to the premises by the tenant, caused by other than ordinary wear and tear;

(12) The amount and frequency of increases in rental charges; and

(13) Whether, and the extent to which, the income from an increase in rental charges has been or will be reinvested in improvements to the accommodations.

(b) Nothing in this section shall preclude the Commission from considering other relevant circumstances.

(c) The rent of a tenant protected by General Statutes. § 47a-23c who files a complaint with the Commission pursuant to General Statutes. § 47a-23c (c) (2) may be increased only to the extent that such increase is fair and equitable, based on the criteria set forth in General Statutes § 7-148c.

## FAIR RENT COMMISSION HEARING GUIDELINES

1. Reports from city officials.
2. The commission members and alternates may ask the city officials questions.
3. Presentations by tenant and landlord:
  - a. Tenant explains in relevant, non-repetitive testimony why the *increase in rent; condition of the premises; reduction in services* is unfair and unconscionable. See attached Determination of Excessive Rent.
  - b. Landlord explains in relevant, non-repetitive testimony why the *increase in rent; condition of the premises; reduction in services* is not unfair and unconscionable. See attached Determination of Excessive Rent.
  - c. Tenant then has two minutes to respond to the landlord's comments.
  - d. Landlord has two minutes to respond to the tenant's comments.
  - e. The tenant may ask the landlord relevant questions regarding the landlord's testimony.
  - f. The landlord may ask the tenant relevant questions regarding the tenant's testimony.
4. The commission members and alternates may ask the tenant questions.
5. The commission members and alternates may ask the landlord questions.
6. Discussion by commission members and alternates regarding the complaint.
7. Vote by commission members and seated alternates on the complaint.



## **PROHIBITION ON RETALIATION BY LANDLORD**

### **Sec. 12-186. Retaliation**

(a) No landlord shall engage in retaliatory actions. Retaliatory actions by a landlord include but are not limited to the following:

(1) Engaging in any action prohibited by General Statutes § 47a-20 or § 21-80a within six months after any event listed in such statutes, including but not limited to within six months after the tenant has filed a complaint with the Commission;

(2) Refusing to renew the lease or other rental agreement of any tenant; bringing or maintaining an action or proceeding against the tenant to recover possession of the dwelling unit; demanding an increase in rent from the tenant; decreasing the services to which the tenant has previously been entitled; or verbally, physically or sexually harassing a tenant because a tenant has filed a complaint with the fair rent commission;

(3) Engaging in any other action determined by the Commission, after a hearing, to constitute landlord retaliation as set forth in General Statutes § 7-148d (b).

(b) In the initial notice scheduling a hearing or conciliation on a complaint, and in its notice of decision, the Commission shall include notice, in plain language, to landlords and tenants that retaliatory actions against tenants are prohibited.

(c) Any tenant who claims that the action of his or her landlord constitutes retaliatory action may file a notice of such claim with the Commission. If the Commission determines, after a hearing, which hearing shall be expedited, that a landlord has retaliated in any manner against a tenant because the tenant has complained to the Commission, the Commission may order the landlord to cease and desist from such conduct and order the landlord to withdraw or remediate such conduct as has already occurred.



City of Bristol  
Office of Town and City Clerk  
111 North Main Street  
Bristol, Connecticut 06010

To: Town & City Clerk

From: FAIR RENT COMMISSION

Contact Person: JON P. FITZGERALD Telephone Number: 8605.85.6202

Address: 99 GREGORY RD., BRISTOL E-mail Address: [jfitzgerald01@snet.net](mailto:jfitzgerald01@snet.net)

In compliance with Section 1-225 of the Connecticut General Statutes the following is a listing of dates of the regular meetings of the Fair Rent Commission for 2026 and January 2027

| MONTH               | DATE               | TIME & PLACE OF MEETING                         |
|---------------------|--------------------|-------------------------------------------------|
| January             | January 28, 2026   | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| February            | February 25, 2026  | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| March               | March 25, 2026     | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| April               | April 22, 2026     | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| May                 | May 27, 2026       | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| June                | June 24, 2026      | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| July                | July 22, 2026      | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| August              | August 26, 2026    | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| September           | September 23, 2026 | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| October             | October 28, 2026   | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| November            | November 18, 2026  | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
| December            | December 16, 2026  | 6:00 PM, City Hall, Meeting Rooms 1-1           |
| <b>January 2027</b> | January 27, 2027   | 6:00 PM, City Hall, Meeting Rooms 3-1, 3-2, 3-3 |
|                     |                    |                                                 |

Yours very truly,

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
(Date)





City of Bristol  
Office of Town and City Clerk  
111 North Main Street  
Bristol, Connecticut 06010

To: Chairpersons/Secretaries for Boards, Commissions and Committees in Bristol

From: Town & City Clerk

Date: October 21, 2025

We are forwarding a blank copy of the 2026 meeting schedule for your board. Freedom of Information requires boards to send the calendar back to the Town Clerk's office **no later than January 31, 2026**. If your calendar requires approval, do so at your December or January meeting. Make certain to reserve the meeting room space with the Public Works Department in order to ensure availability. Lastly, include the name of a contact person, telephone number, mailing address, and e-mail address for your board, in the event we have questions about your calendar or meetings.

Please remember to forward **your hard copy agendas for posting to the Town Clerk's office** at least 24 hours prior to the meeting. There is an exception for regular meetings with a remote (Zoom) component. Regular meetings with a remote (Zoom) component must be filed 48 hours prior to the meeting. In addition, if you have a web page on the City's website, **you must post** all special meeting agendas to the website at least 24 hours prior to the meeting and all **regular remote (Zoom)** component meetings 48 hours prior to the meeting. This is required under the Freedom of Information laws.

In order to keep our files updated, contact the Town Clerk whenever a board member changes address, resigns, fails to attend the required number of meetings, or has passed away. Remind the members that **State law requires when a board member resigns to submit their resignation in writing to the Town Clerk for it to be effective.**

Also enclosed are copies of the procedures for special meetings and attendance at meetings. These have been included to provide easy reference for you throughout the year. Review these guidelines to make certain your board or commission is in compliance.

Lastly, it is the responsibility of the secretary or chair to review the attendance records of members to ensure compliance with the City ordinance. As a courtesy, the secretary or chair should inform a member when they have reached their next-to-last absence. Once a member has violated the attendance requirement they are considered resigned. The



City of Bristol  
Office of Town and City Clerk  
111 North Main Street  
Bristol, Connecticut 06010

To: Bristol Boards, Commissions & Committees

From: Town & City Clerk

We have compiled the following guidelines as an easy reference when a special meeting is required by your board. The law addressing special meetings is contained in Connecticut General Statutes Sec. 1-225. If at any time you need clarification, please contact the Town Clerk so that your board or commission will comply with FOI.

### **SPECIAL MEETINGS**

1. Any regular meeting date that is changed before it is to take place must be considered a special meeting. A regular meeting refers to the meeting dates listed on **the annual calendar which was filed with the Town Clerk's office.**
2. The notice and agenda of a special meeting must be sent to the Town Clerk's office for posting **and you should post it to your web page**, if available, **within 24 hours** before it occurs. This 24 hour period does not include weekends, legal holidays, or days on which the Town Clerk's office is closed. If the meeting includes a zoom component, post the agenda 48 hours prior to the meeting date.
3. The notice and agenda of a special meeting must include the time, date, place, and the business to be transacted. The business transacted must be **specific and detailed**. No broad items such as "Unfinished Business" or "New Business" can be considered.
4. The notice and agenda of the special meeting shall be delivered to the usual place of abode of each member of the board or commission. It is also recommended that all members be contacted by telephone or e-mail to ensure they are aware of the special meeting.
5. Only in cases of emergency may a special meeting be held without complying with the 24 hour notice. In that event, a copy of the minutes of such emergency meeting adequately setting forth the nature of the emergency and the proceedings occurring at such meeting shall be filed with the Town Clerk no later than 72 hours (excluding weekends and holidays) following the holding of such meeting.





City of Bristol  
Office of Town and City Clerk  
111 North Main Street  
Bristol, Connecticut 06010

DATE: October 21, 2025  
TO: All Boards, Commissions & Committees  
FROM: Town & City Clerk

### **ATTENDANCE AT MEETINGS**

Please remind the members of your board about Bristol Code of Ordinances Sec. 2-9 which addresses attendance at meetings. It states that any member who fails to attend three (3) consecutive regularly scheduled meetings *or* 60% of regularly scheduled meetings in a year shall be deemed to have resigned from such board, commission or committee. The definition of "in a year" is any 12 month period in a member's term. In other words, it is a **rolling** calendar year.

Please be aware, the member is **automatically off** the board when they violate attendance. For this reason, it is necessary **for the Secretary or Chair** of each board to track attendance and **remind any member** who is on their next-to-last absence. It will avoid the potential problem of having the member participate or vote at a meeting when they are no longer a member. If the Chairperson allows a member in violation of attendance to participate at a meeting, it may invalidate an action taken by that board.

Once a member has violated the attendance requirement and is deemed resigned, the Secretary or Chairperson must notify the Town Clerk. This notification should include a list of the meeting dates which the member did not attend or the attendance sheet, and a copy of the board minutes if they are not already on file in the Town Clerk's office. This will allow the Town Clerk's office to update the listing of board members.

If you have any questions, please contact our office directly.













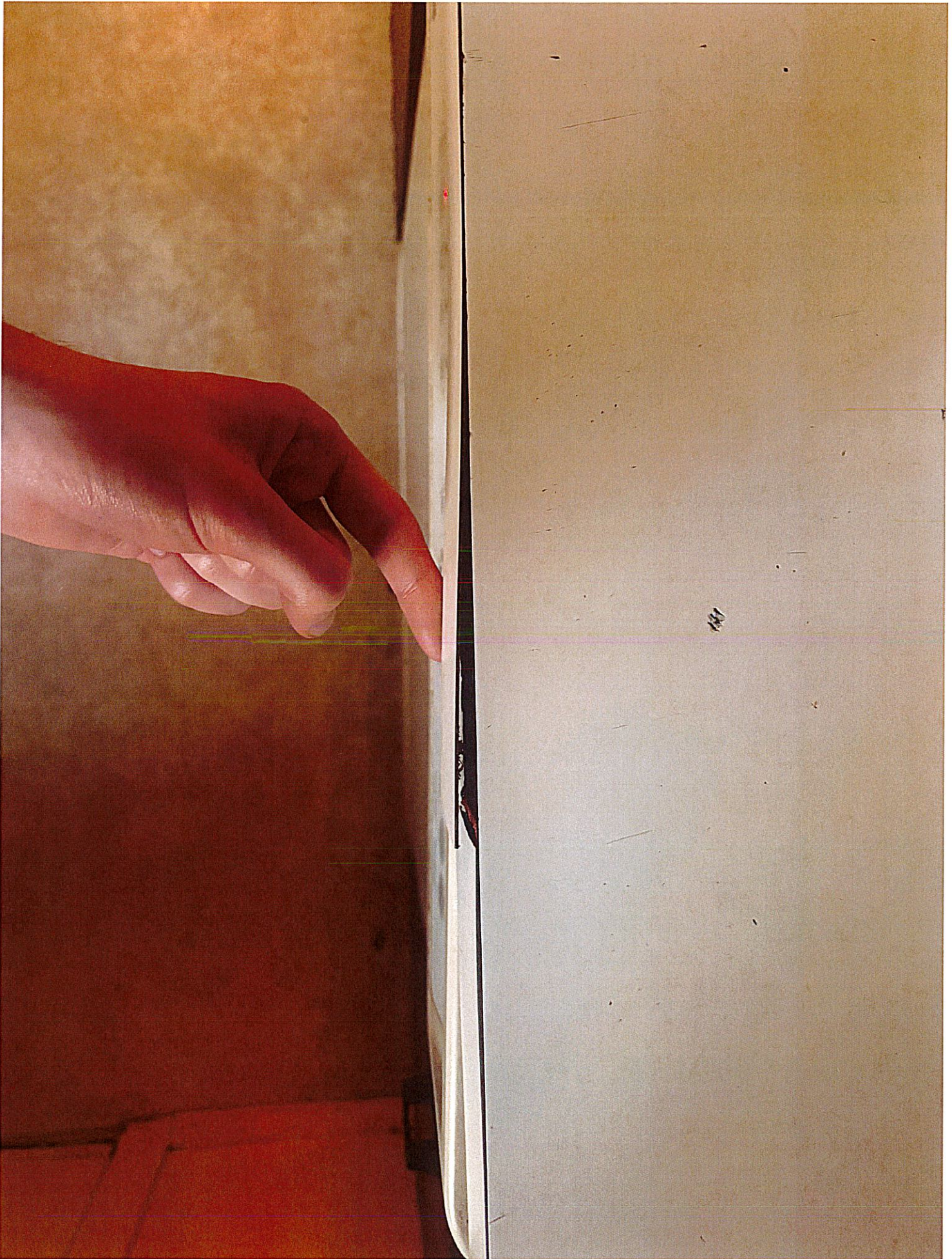


































Good evening members of the commission,

My mother Christine and I have been lifelong Bristol residents, residing at 102 Caesar Drive since September 2014. Over the past decade of our residency here, we have endured the neglect of our apartment, despite our raising of the issue to our previous landlord.

We acknowledge that Mr. Eason cannot be held accountable to the past neglect of the apartment. However, given that we have been threatened by the previous landlord with eviction for raising the question of crucial repairs, and the fact that Mr. Eason purchased this property with knowledge of the repairs needed, we maintain a hesitancy towards signing and agreeing to a written contract (i.e lease) that does not specifically define the scope and timeline of repairs to our apartment, particularly the kitchen. My mother and I cannot reasonably be expected to pay an additional \$455 a month (\$1295 to \$1750) for repairs that are nebulous in time and scope. Mr. Eason has declined our proposal for a rent abatement while repairs were ongoing. Also, we in good conscience cannot sign a one year lease that contains numerous errors and misrepresentations. This lease is an opportunity for us to advocate for necessary repairs, which Mr. Eason has classified as “pushback” over a recent phone call with him and his acting property manager, Mrs. Diane Roldan. We have even been instructed to “sign the lease anyway” despite its errors and misrepresentation, with Mrs. Roldan saying that “we’ll correct it (the lease) later.’ Finally, according to line 10 of the lease, we could not sign off that the apartment was in “good repair”, especially without the promise of repairs in a defined timeframe.

Over the course of this process, we navigated through Bristol Town Hall and obtained a copy of the open-end mortgage deed, dated September 3rd 2025, which indicated that Mr. Eason is residing at 102 Caesar Drive. Additionally, he and Mrs. Roldan have frequently stated their intention of putting an additional mailbox either next to our front door or in our front yard facing the street. Both copies of the lease have Mr. Eason claiming 102 Caesar Drive as his residency, and this has exacerbated our hesitancy of signing an already unsatisfactory lease. These actions make us suspicious that Mr. Eason is engaging in occupancy fraud. Whether this determination is true may or may not be germane to this hearing, but this concern regarding occupancy fraud and the issues outlined previously have culminated in my mother and I seeking alternative living arrangements.



Mr. Eason has served us a Notice to Quit on October 31st, 2025, (discovered around 2:00pm) while we were still under the month-to-month lease for October, citing lapse of time. The Notice to Quit expires on November 30th. It should be noted that our Fair Rent Commission complaint was accepted and timestamped at 8:28am on October 31st. When we requested Mr. Eason's address so we could fill out the relevant field on the complaint form over a phone call on October 30th, he stated it was 102 Caesar Drive and hung up the phone.

These compounding factors have pushed my mother and I, as well as our friend and occupant Michael Patrissi to seek other living arrangements, as we do not feel safe in our rental or trust the intentions or competency of Mr. Eason or Mrs. Roldan.

Given the proximity to the holidays and the time needed to make other arrangements, we seek to have the eviction process paused until we have moved out on our own accord. We seek to have until January 31st, 2026 to vacate the property, while paying the previously established \$1295 monthly rent through Zelle up until that time.

Thank you for time and consideration,  
Colin and Christine Scinto



< Me *Colin*  
10:11 AM, Jan 10

Good morning. I'm reaching out because one of the burners on the stove does not work anymore. Also, the disposal has stopped working, and the dishwasher is barely functional. This is in addition to non-existent cabinets in the kitchen, the cracked living room ceiling, and the useless bathroom sink. I am asking you once again to address these issues. These are not cosmetic repairs. These are necessary for the full use of my apartment. You say you will keep me informed, yet I don't hear from you. Please get back to me so we can address these repairs. Thank you.



Copy text



Share



More





<  Tom King ▾



10:11 AM

Got this from  
Scinto's. Need  
to give notice of  
eviction. I can do  
that if you want.  
How about April  
30th move out  
deadline.

12:19 PM

Give me a call to  
discuss the future ∇







Tom King



Give me a call to  
discuss the future  
of your rental.

Thank you

1:00 PM

I sent her this.

1:02 PM

Why are you  
evicting me?

4:03 PM

I have paid my ren







Tom King ▾



I sent her this.

1:02 PM

Why are you  
evicting me?

4:03 PM

I have paid my rent  
on time and am not  
a problem tenant.  
Call me tonight so  
we can discuss this.

4:14 PM







Tom King



8:53 PM

Wednesday, October 9, 2024

Hello Mr. King. I would like to have a discussion about fixing the bathroom sink upstairs, as well as repairing or replacing my ( non existing) kitchen drawers. Please get back to me with a







Tom King



back to me with a  
convenient evening  
time to address  
these repairs.

Thank you

10:51 AM

Unfortunately we  
cannot make any  
investments in long  
term repairs until  
my Dads estate is  
settled. Please be







Doc ID: 006538270022 Type: LAN

BK 2325 PG 590-611

After Recording Return To:  
 Rocket Mortgage, LLC  
 1050 Woodward Ave  
 Detroit, MI 48226-1906  
 (313) 373-0000

[Space Above This Line For Recording Data]

## OPEN-END MORTGAGE DEED

Williams-Eason  
 Loan #: 3567074675  
 MIN: 100039035670746758  
 MERS Phone: 1-888-679-6377  
 PIN: 0049689

## DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

## Parties

(A) "Borrower" is Christopher Williams-Eason, a single man, currently residing at 102 Caesar Dr, Bristol, CT 06010 US. Borrower is the mortgagor under this Security Instrument.

(B) "Lender" is Rocket Mortgage, LLC. Lender is a Limited Liability Company organized and existing under the laws of the State of Michigan. Lender's address is 1050 Woodward Ave, Detroit, MI 48226-1906. The term "Lender" includes any successors and assigns of Lender.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

## Documents

(D) "Note" means the promissory note dated September 3, 2025, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender Five Hundred Six Thousand Three Hundred Fifty And 00/100 Dollars (U.S. \$506,350.00) plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than October 1, 2045.

Rocket Mortgage, LLC (NMLS #: 3030) | AllPoints Mortgage, LLC (NMLS #: 1771087) | Jonathan Torres  
 (NMLS #: 1222478)

CONNECTICUT--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3007 07/2021 (rev. 07/24)

EX 25285.13

Page 1 of 19



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C-E



3567074675

(E) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- ☐ Adjustable Rate Rider      ☐ Condominium Rider      ☐ Other(s) [specify] \_\_\_\_\_  
☒ 1-4 Family Rider      ☐ Planned Unit Development Rider  
☐ Second Home Rider

(F) "Security Instrument" means this document, which is dated September 3, 2025, together with all Riders to this document.

#### Additional Definitions

(G) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(H) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.

(I) "Default" means: (i) the failure to pay any Periodic Payment or any other amount secured by this Security Instrument on the date it is due; (ii) a breach of any representation, warranty, covenant, obligation, or agreement in this Security Instrument; (iii) any materially false, misleading, or inaccurate information or statement to Lender provided by Borrower or any persons or entities acting at Borrower's direction or with Borrower's knowledge or consent, or failure to provide Lender with material information in connection with the Loan, as described in Section 8; or (iv) any action or proceeding described in Section 12(e).

(J) "Electronic Fund Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone or other electronic device capable of communicating with such financial institution, wire transfers, and automated clearinghouse transfers.

(K) "Electronic Signature" means an "Electronic Signature" as defined in the UETA or E-SIGN, as applicable.

(L) "E-SIGN" means the Electronic Signatures in Global and National Commerce Act (15 U.S.C. § 7001 *et seq.*), as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

(M) "Escrow Items" means: (i) taxes and assessments and other items that can attain priority over this Security Instrument as a lien or encumbrance on the Property; (ii) leasehold payments or ground rents on the Property, if any; (iii) premiums for any and all insurance required by Lender under Section 5; (iv) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 11; and (v) Community Association Dues, Fees, and Assessments if Lender requires that they be escrowed beginning at Loan closing or at any time during the Loan term.

Rocket Mortgage, LLC (NMLS #: 3030) | AllPoints Mortgage, LLC (NMLS #: 1771087) | Jonathan Torres

(NMLS #: 1222478)

CONNECTICUT—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3007 07/2021 (rev. 07/24)

EX 25285.13

Page 2 of 19



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C. E





City of Bristol  
Bristol, Connecticut

## FAIR RENT COMMISSION

### **NOTICE OF DECISION**

NOTICE is given that at a hearing held on November 19, 2025 in the matter of Christine Scinto, Colin Scinto, and Michael Patrissi (Tenant) and Christopher Eason (Landlord) regarding property known as 102 Caesar Drive, Bristol, Connecticut, the commission issued the following decision and order:

1. The landlord's proposed rent increase was found to be harsh and unconscionable. The tenant's complaint is granted and the increase is denied through January 31, 2026.

In addition:

1. The landlord and tenant are informed that the landlord is prohibited from retaliating against the tenant due to the filing of the complaint. See enclosure for some examples of prohibited retaliation.
2. Any party to this complaint that is aggrieved by this order of the commission may within thirty of the issuance of this notice appeal this decision to the Superior Court of the Judicial District of New Britain, 20 Franklin Square, New Britain, CT 06051.

*/s/ Jon P. FitzGerald*

Per Jon P. FitzGerald, chairperson  
DATED: November 20, 2025.



## PROHIBITION ON RETALIATION BY LANDLORD

### Sec. 12-186. Retaliation

(a) No landlord shall engage in retaliatory actions. Retaliatory actions by a landlord include but are not limited to the following:

(1) Engaging in any action prohibited by General Statutes § 47a-20 or § 21-80a within six months after any event listed in such statutes, including but not limited to within six months after the tenant has filed a complaint with the Commission;

(2) Refusing to renew the lease or other rental agreement of any tenant; bringing or maintaining an action or proceeding against the tenant to recover possession of the dwelling unit; demanding an increase in rent from the tenant; decreasing the services to which the tenant has previously been entitled; or verbally, physically or sexually harassing a tenant because a tenant has filed a complaint with the fair rent commission;

(3) Engaging in any other action determined by the Commission, after a hearing, to constitute landlord retaliation as set forth in General Statutes § 7-148d (b).

(b) In the initial notice scheduling a hearing or conciliation on a complaint, and in its notice of decision, the Commission shall include notice, in plain language, to landlords and tenants that retaliatory actions against tenants are prohibited.

(c) Any tenant who claims that the action of his or her landlord constitutes retaliatory action may file a notice of such claim with the Commission. If the Commission determines, after a hearing, which hearing shall be expedited, that a landlord has retaliated in any manner against a tenant because the tenant has complained to the Commission, the Commission may order the landlord to cease and desist from such conduct and order the landlord to withdraw or remediate such conduct as has already occurred.