



Commissioners & The Public: Please sign in.

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City of Bristol
Bristol, Connecticut

FAIR RENT COMMISSION

REGULAR MEETING AGENDA

The Fair Rent Commission will hold a regular meeting on Wednesday, December 17, 2025 at 6:00 PM at Bristol City Hall, 111 N. Main Street, 3rd floor, Bristol, Connecticut.

AGENDA

- ✓ 1. Call to order
- ✓ 2. Introduction of commissioners.
- ✓ 3. Seating of alternates.
- ✓ 4. Discussion and approval of the minutes of November 19, 2025 and take any action as necessary.
5. Hearing on the fair rent complaint in the matter Gennifer Grant-Browne (tenant) and 439 West Street, Bristol, LLC (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.
 - a. January 28, 2026 at 6:00 PM, City Hall.
10. Adjournment.

/s/ Jon P. FitzGerald

Per Jon P. FitzGerald, chairperson
DATED: December 12, 2025.

Possible motions and orders

At the conclusion the commission can vote to:

1. deny the complaint and allow the rent increase to go forward

Motion: - I move the commission deny the complaint because the proposed rent increase is not found to be so excessive as to be harsh and unconscionable.

2. find that the proposed rent increase is unfair and unconscionable and deny the increase

Motion: I move the commission deny the proposed increase because it is unfair and unconscionable.

3. reduce the rental increase or rental charge to an amount that is fair and equitable

Motion: I move that the commission find that the proposed rent increase is harsh and unconscionable and reduce the increase to an amount that is fair and equitable in the amount of _____.

4. phase in a rent increase over time

Motion: I move that the commission find that the proposed increase would be so excessive as to be harsh and unconscionable were the full amount to be imposed all at once. The rent increase will be phased in as follows:

- i. effective _____ the rent shall be _____
- ii. effective _____ the rent shall be _____
- iii. effective _____ the rent shall be _____
- iv. effective _____ the rent shall be _____

5. If there are housing code orders or other property maintenance issues, the commission can delay the rent increase or lower a current rent until the landlord has complied with the housing code orders or other maintenance standards.

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.

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.

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

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

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):	Jennifer Grant - Browne		
Address, including unit #:	441-2 West St		
Telephone number and e-mail address:	860-888-7113		
Length of time in this rental unit:	8 years, & _____ months?		
Type of lease (circle one please):	(A) <u>Oral</u> OR (B) <u>Written</u> If written, attach copy		
Monthly rent:	Current: \$ <u>950</u> , Last Year: \$ <u>650</u> , Two Years Ago: \$ <u>575.00</u>		
Amount of monthly rent being proposed by landlord:	\$ <u>300.00</u>	Date new lease is scheduled to begin:	<u>11/1/25</u> (month, day and year)
Description of Rental Unit:	# rooms _____, # bedrooms <u>studio</u> , # bathrooms _____, includes: heat, hot water, electricity (Circle all that apply)		
Other Fees Required (please explain):			

II. LANDLORD INFORMATION

Landlord/Owner	<u>mpmanagementpartners@gmail.com</u>		
Address:	_____ _____ _____		
Telephone number and email address:	_____ _____		
Property Manager (if applicable):	_____ _____ _____		
Address:	_____ _____ _____		
Telephone number and email address:	_____ _____		

Briefly describe your complaint in the space below:

I have lived at this address for eight years. Although I expect an increase in my rent I find that a \$300.00 is way too much.

I am on Social Security and still find it very difficult to make ends meet.

This living space is a studio/efficiency and the increase is way out of my budget.

LEASE AGREEMENT

Active Landlord: 439 West St Bristol LLC

Property Address: Unit 4 at 439 West St Bristol, CT, 06010
Eric Oberg, (207) 245-5199, ericoberg81@gmail.com

This document is a lease. It states the terms under which we ("Landlord") are renting your apartment to you ("Tenant"). You ("Tenant") and we ("Landlord") agree to all the terms of this lease.

1. **TERM:** The lease shall be for a term beginning on **January 1st, 2026** thus ending on **December 31st, 2026**.
2. **RENT:** The rent shall be **\$1300_per month** and shall be due on or before the **1st day** of each month without demand. In the event the full amount of rent is not received by the **10th day**, a late fee is **\$50**. In the event a check is returned unpaid or an eviction notice must be posted, Tenant agrees to pay a **\$25.00** fee.
3. **PAYMENT:** Landlord must receive payment on or before the due date at the following address:

**439 West St Bristol LLC
100 Delaware road,
Easton, CT 06612**

Tenant understands that this may require early mailing. In the event a check bounces, Landlord will require certified funds. No check will be cashed prior to the due date. If Landlord sends Tenant a notice changing the address to which Tenant is to send the rent, Tenant will send the rent to the address contained in the notice. All payments will be applied to the oldest charges first.

4. **DEFAULT:** Tenant shall be in default if they do not pay their rent when it is due or if they violate any terms of this lease. In the event Tenant defaults, Landlord may recover possession as provided by law and seek monetary damages. If Tenant is in default, Landlord can terminate the lease.
5. **ATTORNEY'S FEES:** Tenant agrees to pay Landlord's reasonable attorney's fees and court costs in the amount allowed by the law if Landlord sues Tenant for rent or other charges, Landlord serves Tenant with a Notice to Quit, Landlord sues to put Tenant out of the apartment, or Landlord sues to enforce any other clause of this lease, up to \$1,500.00
6. **SECURITY:** Tenant paid Landlord the sum of **\$800** as security deposit was transferred from previous owner on 8/18/2025. Landlord reserves the right to seek additional damages if they exceed the above amounts. Security deposits cannot be used as last month's rent or applied towards past due rent. If the last month's rent is not paid as per this agreement, the Tenant will be considered in default, legal action may proceed, and it will be reported to credit authorities. If Landlord sells the building, Landlord will give Tenant's deposit to the buyer, and Landlord will no longer be responsible for your deposit. Landlord will place Tenant's deposit in an escrow account and pay Tenant the interest as required by law. Within 30 days after Tenant moves out, Landlord will either return the deposit, send a notice stating why Landlord is keeping the deposit, or Landlord will return part of the deposit and give notice of why Landlord is keeping the balance. **Tenant must provide the office a 30-day notice in writing prior to vacating, along with a forwarding address, to be considered for a security deposit refund. Notice must be received by the first of any given month, for expiration on the last day of said month.** See payment schedule sheet.
7. **UTILITIES:** Tenant agrees to pay utility charges outlined below. Landlord agrees to pay utility

charges outlined below. In the event that any utility is not maintained or paid by Tenant, Landlord reserves the right to maintain such utility and at Tenant expense plus a 15% surcharge for management of such. No satellite dishes shall be installed on the roof or any part of the structure. Tenant's rent will not be reduced if Tenant does not receive any utility service for reasons beyond Landlord's control. If Tenant has a problem with a utility that Landlord supplies, Tenant will notify the Landlord.

Utility	Landlord Responsibility	Tenant Responsibility
Electricity:	☒	☐
Oil/Gas:	☒	☐
Water/Sewer:	☒	☐
Internet:	☐	☒
Cable:	☐	☒
Trash Removal:	☒	☐
Heat:	☒	☐
Hot Water:	☒	☐

8. **MAINTENANCE:** Tenant has examined the property, acknowledges that it to be in good repair, and agrees to maintain the premises in its present condition. Landlord has pictures/video of the condition of the unit upon Tenant's move-in date. From the date of move in, the Tenant has 10 days to report any Landlord deficiencies at move-in. Tenant also agrees to be responsible for and promptly complete all minor maintenance to the premises (light bulbs, unclogging sinks and toilet). Tenant agrees to inform the Landlord promptly of any maintenance items that cannot be handled by the Tenant. Landlord shall be responsible for such items and all major repairs, as long as they are not directly and indirectly attributed by the Tenant. Tenant will be responsible for all damages to the apartment including the mechanical systems intentionally or neglectfully caused by tenant, tenants friends, family of guests. All scheduled service calls that are missed, there will be a \$75.00 fee, which must be paid within 30 days of invoice. Tenants will be responsible for the disposal of your own garbage. **Tenant must put trash and recycle to the dumpster on the back of the property.**
9. **BEDBUGS:** The tenant acknowledge that he/she have inspected the apartment unit and was see no evidence of Bed Bugs. The owner states that that they have not treated the unit or or the building for Bed Bugs in the past six months and therefore no infestation is present. There tenant by signing this lease will be 100% responsible for all costs associated for Bed Bugs extermination if the infestation is limited to the unit under the exclusive control of the tenant and no other adjoining or adjacent units show evidence of a Bed Bug infestation.
10. **CLEANING:** Tenant must thoroughly clean the unit, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports and storage rooms on a regular basis and prior to vacating. If Tenant doesn't clean adequately, Tenant will be liable for reasonable cleaning charges.
11. **LOCKS:** Tenant shall not change any locks without permission from the Landlord. If Tenant adds or changes locks on the premises, Landlord shall be given copies of the keys. Landlord shall, at all times, have keys for access to the premises in case of emergency. Should Tenant get locked out of the apartment, Tenant will be required to secure a private locksmith to regain entry as Tenant's own expense.
12. **NOTICE:** Landlord can give Tenant notice in any of the following ways:
 - Landlord can mail it, postage prepaid, addressed to Tenant at your apartment,
 - Landlord can leave it in Tenant's mailbox,

- Landlord can email Tenant, or
- Landlord can text Tenant using a texting service.

If Landlord gives notice in one of these ways, Tenant will be considered to have received it. Tenant **will** be issued a formal lease violation for not keeping current contact information on file with the office.

13. **ASSIGNMENT AND SUBLEASING:** Tenant may not assign this lease or sublet any part of the premises without Landlord's written consent, which consent shall be at Landlord's sole discretion. Even if Landlord gives you permission. A consent by Lessor to one assignment, subletting, concession or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession or license. Tenant will still be responsible for all the terms of the lease.
14. **USE:** The Leased Premises shall be used and occupied by Tenant exclusively as a private single family residence and neither the premises nor any part thereof shall be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence, except for the permitted use as follows: remote working for calls, emails and web conferencing. Tenant shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the Leased Premises during the term of this Lease. Tenant agrees to not use the premise for any illegal purpose or any purpose, which will increase the rate of insurance. Tenant further agrees not to violate any zoning laws or subdivision restrictions or to engage in any activity that would injure the premises or that would constitute a nuisance to the neighbors or Landlord.
15. **LAWN AND LANDSCAPE:** Tenant is not responsible for maintaining the lawn, gardens, trees and shrubbery on the premises. The Tenant shall bring any related maintenance issues to the Landlord's attention immediately. Tenants are not allowed to plant or cultivate plants without written permission from Landlord. Tenant's must keep lawns and landscape free of toys, bicycles, and other items of the like. Items of such should be stored appropriately, and if they aren't, Landlord reserves the right to remove items and dispose of as they deem fit. Absolutely no trampolines or kiddie pools (inflatable, plastic, etc.) are allowed.
16. **SNOW REMOVAL:** Tenant is not responsible for all snow and ice removal as necessary. Landlord shall not be responsible for any loss, damage, or injury related to removal or lack thereof.
17. **LIABILITY:** Landlord shall not be liable for any loss or injury on the premises not caused by the Landlord. Tenant agrees to be solely responsible for insuring Tenant's own possessions on the premises.
18. **ACCESS:** Landlord reserves the right to enter the premises for the purposes of inspection, repair, or showing to prospective Tenants or purchasers. Landlord agrees to give the Tenant reasonable notice by means of oral or written notice a minimum of 24-hours for non-emergencies. In the event of an emergency (water leak, plumbing issue, electrical issue, structural repair, alarming smoke detector, etc.), Landlord will enter the unit without permission.
19. **INSPECTIONS:** Landlord reserves the right to perform monthly inspections to ensure that the unit is in good condition and all maintenance requests are being called into the management office timely. All Tenants will receive, at minimum, one annual inspection whether it will be by Landlord, bank, or insurance company. Tenants will be provided a minimum of 24-hour notice.
20. **TERMINATION OR TRANSFER OF YEARLY LEASE:** Tenant may cancel this lease if they have lived in the apartment at least twelve (12) months, they lose their job, their employer transfers them to a new job further than 50 miles from the premise address, or Tenant is in the military and received orders to transfer to a new location. In order to cancel this lease for one of the above reasons, Tenant must give Landlord written proof AND 30-day notice that they have lost their job or have been transferred. If Tenant cancels this lease, the lease will end on the last

- day of the month in which you tenant lost their job or moved to a new location. After this year lease expires, the parties do not have to sign a new lease. This lease shall switch to month-to-month and all conditions and terms will remain the same.
21. **TERMINATION OF MONTH-TO-MONTH LEASE:** If this lease is month-to-month OR a year lease which switched month-to-month, Tenant or Landlord may terminate this lease by giving 30-day written notice. Upon expiration of the 30-day notice, the apartment must be vacated.
 22. **PETS:** If the Tenant wishes to add a pet to the lease, pet will need to be approved by management. Tenant will need to provide a **\$250.00 non-refundable cleaning fee** to be used upon vacating the premises. If a Tenant is found to have a pet in their unit without notifying and getting the approval from the Landlord, it may result in termination of tenancy. This includes visiting pets. Tenant has 1 cat.
 23. **RISK OF LOSS AND INSURANCE:** Landlord is not liable for any loss or damage to Tenant's belongings or the belongings of others in the apartment or elsewhere in the building. Landlord isn't liable even if the loss or damage was caused by leaks of any kind. Tenant shall carry Renter's Insurance with a minimum of \$100,000 liability insurance. Landlord shall be named on the policy "as his interests may occur". A copy of the policy shall be given to the Landlord for their records prior to move in, and be produced immediately upon request.
 24. **OCCUPANCY:** No more than 1 adult(s) and 0 child(ren) shall occupy the premises. Such limitation shall not include guests who stay two weeks or less. Any stay that exceeds two weeks must have prior written approval of the Landlord and may result in modification of this lease to include said individuals as Tenants with all the associated responsibilities.
 - If the apartment is not ready on time, Landlord is not liable for any loss, inconvenience or damage. Should Tenant and Landlord agree that occupancy shall begin in the middle of the month, the rent will be pro-rated accordingly. The Landlord and Tenant agree occupancy shall begin on N/A
 - In the event of Tenant(s)' death, Rent shall increase to market rate at the earlier of:
 - 14 days after the tenant died, or
 - the day the unit was vacated, subject to any other surviving tenants and authorized occupants.
 25. **ALTERNATE HEAT SOURCES:** The Tenant shall not use any heat source except the supplied central heating system without written consent from the Landlord. This includes, but is not limited to: electric, kerosene, propane, wood, coal, and such other appliances or stoves.
 26. **TENANT'S APPLIANCES:** Tenant agrees not to use any fixtures or appliances drawing excessive current without the written consent of the Landlord.
 27. **PARKING:** Tenant agrees that no parking is allowed on the premises except in the driveway or parking lot (if any). Campers, trailers, boats, or recreational vehicles require written consent from the Landlord. Inoperable vehicles shall not be stored on the premises. **Tenant is allowed for 1 parking spot only.**
 28. **ALTERATIONS AND IMPROVEMENTS:** Tenant shall make no alterations or improvements to the premises (including paint) without the written consent of the Landlord and any such alterations or improvements shall become the property of the Landlord unless otherwise agreed in writing.
 29. **HARASSMENT:** Harassment is generally defined as "a course of conduct which annoys, threatens, intimidates, alarms, or puts a person in fear of their safety, including any unwanted behavior, physical or verbal (or even suggested), that makes a reasonable person feel uncomfortable, humiliated, or mentally distressed". Tenant shall not do any acts to intentionally harass the Landlord or the Landlord's representatives, or neighbor Tenant disputes of any kind. Any violation pertaining to harassment will automatically reserve the Landlord's right to terminate tenancy with a ten (10) day notice.
 30. **RECORDING:** The lease shall not be recorded in any public records.
 31. **WAIVER:** Any failure by a party under this agreement to exercise any rights under this agreement shall not constitute a waiver of that party's rights.

32. **ABANDONMENT:** In the event Tenant abandons the property prior to the expiration of this lease, Landlord may re-lease the premises and hold Tenant liable for any costs, lost rent or damage to the premises. Tenant will have abandoned any belongings they leave in their apartment if:
- the lease ends,
 - we serve Tenant with a Notice to Quit,
 - Tenant moves out most of their belongings, and
 - Tenant does not move out the rest of their belongings within seven (7) days.
- Landlord may dispose of any property abandoned by Tenant. If Tenant abandons belongings, the Landlord may throw them out, or store them if Landlord chooses, at Tenant's expense and at Tenant's risk, or Landlord can evict Tenant and have the Sheriff dispose of them according to law. Under no circumstances will the Landlord be responsible for any loss or damage to any belongings Tenant abandon's.
33. **SURRENDER OF PREMISES:** At the expiration or termination of this term lease, Tenant shall immediately surrender possession of the premises in as good condition, minus reasonable wear and tear, as the start of this lease. The Tenant shall turn over to Landlord all keys to the premises, including made by Tenant or Tenant's agents.
34. **HOLDOVER BY TENANT:** If Tenant fails to deliver possession of the premises to Landlord at the expiration of this lease, this lease on a month-to-month basis shall still govern the tenancy. If such holdover is without the consent of the Landlord, Tenant shall be liable for double the monthly rent for each month or fraction thereof.
35. **DAMAGE TO PREMISES:** Tenant agrees to pay Landlord for the cost of fixing Tenant's apartment if Tenant misuses any appliance or plumbing fixture, breaks any windows or other glass, or breaks or defaces any other part of the apartment or the building. Landlord will bill Tenant for any repairs Landlord makes under these terms, and Tenant must pay this bill within thirty (30) days. In the event the premises are damaged or destroyed by fire or other casualty or are declared inhabitable by a governmental authority, Landlord may terminate the lease or may repair the premises. Landlord shall not be liable to Tenant for any inconvenience or annoyance caused by such damage or repairs.
36. **DESTRUCTION:** If Tenant's apartment is damaged (by fire or otherwise so that Tenant cannot live in it), and Tenant did not cause it, Tenant may cancel this lease only if they give written notice within fifteen (15) days of said damage. If Tenant does not cancel the lease, Landlord can either cancel the lease or repair the apartment. Tenant does not have to pay rent while they cannot live in the apartment, unless they caused the damage.
37. **CONDEMNATION:** If any part of the building is condemned, the Landlord can cancel the lease. If we decide to cancel the lease, Landlord will give the Tenant written notice and this lease will end on the date given in the notice. You will not be entitled to any payment from the condemning authority except for moving expenses. Any other condemnation payments will go to the owner.
38. **PEST CONTROL:** Tenant agrees to keep the premises clean and sanitary to avoid pests. Tenant agrees to be responsible for pest control and extermination services on the premises due to insufficient cleanliness and regular housekeeping. Tenant shall notify Landlord immediately of any evidence of termites or carpenter ants. Landlord shall not be responsible to provide living arrangements for Tenant in the event the premises must be vacated for termite or other pest control treatment.
39. **WATERBEDS:** No water beds are permitted under any circumstances.
40. **TENANT DISPUTES:** Disputes among Tenants shall be handled themselves. Landlord will not be responsible for settling noise complaints or disturbances/disagreements between the Tenant's, as it is a "he said, she said" issue. If the Tenant cannot resolve the dispute, or if the noise is excessive and violates local town code, then the Tenant(s) are responsible for calling the local authorities. Complaints between Tenant does not constitute the right for non-payment of rent during such complaint, and while Landlord investigates (if necessary). Rental payments must be made on time.

41. BASEMENT/STORAGE SPACE: Tenant is not allowed to use the basement for storage.
42. FIRE CODE/STORAGE OF HAZARDOUS MATERIALS: Storage of gasoline, oil, other flammable materials, chemicals or hazardous materials other than in quantities reasonably needed for normal household use is forbidden.
43. REQUIREMENTS BY LAW: Effective October 1, 2015, the premises rented herein, Landlord hereby puts notice on Tenant. This unit does not have an operating fire sprinkler system.
44. END OF LEASE: When this lease ends or is terminated, Tenant will leave the apartment and remove all their belongings and the belongings of others. Tenant will leave the apartment in good and clean condition, and Tenant will repair any damages that was caused by Tenant or by others.
45. PARTIAL INVALIDITY: If a court rules that part of this lease cannot be enforced, Landlord reserves the right to enforce the rest of it.
46. BINDING EFFECT: This lease shall be binding on Tenant and Landlord, and Landlord's respective heirs, representatives and assigns.
47. SEVER ABILITY: In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect.
48. ENTIRE AGREEMENT: This lease and attachments constitutes the entire agreement between the parties and may not be modified except in writing.
49. SMOKE FREE HOUSING POLICY: Smoking is not permitted at the property, including but not limited to: individual units, patios/balconies, walkways, lawn areas, common areas, parking lots, etc. Anyone smoking on site will be deemed in violation of this policy.
 - Smoking is defined as: inhaling, exhaling, burning, or carrying any lighted cigar, cigarette, electronic nicotine system, or "vaporized nicotine product" (electronic cigarette), pipe, hookah, or any form of lighted object or device that contains tobacco OR marijuana, including and not limited to, medical marijuana.
 - Failure of any Tenant and/or their guests or visitors to follow the smoke-free policy will constitute a serious and material lease violation and will subject the Tenant to termination of lease. Tenant are responsible to notify their guests and visitors that they reside at a Smoke Free Property and that their housing may be affected by violators.
 - Complaints about smoking and/or smoke migrating into a residential unit or common area should be made promptly to the Landlord. Complaints must be made in writing and should be as specific as possible, including the date, approximate location, and suspected source of migrating smoke. Complaints between Tenant does not constitute the right for non- payment of rent during such complaint, and while Landlord investigates (if necessary). Rental payments must be made on time.
50. Common Areas, Balcony & Shared Outdoor Space Rules: Tenant(s) shall not leave personal belongings, hang laundry, store items, leave personal belongings or install unauthorized decorations, furniture, or satellite dishes in common spaces or balconies. Fire hazards such as grills or propane tanks must comply with building safety regulations and be placed at least 25 feet from the building. Tenant(s) shall be responsible for any damage caused by themselves, their guests or invitees to all common areas.
51. Display of Signs: During the last ninety (90) days of the lease, the Landlord or their agent shall have the right to display "For sale", "For Rent" or "Vacancy" signs on the leased premises.
52. LEASE VIOLATIONS: The following procedure will be followed for multiple lease violations of the same nature within a twelve-month period:
 - First Violation: Documented and filed with the tenant file
 - Second Violation: Documented and filed with the tenant file
 - If this is the same offense as the first violation, Tenant(s) must pay a \$50.00 lease violation fee.
 - Third Violation: Documented and filed with the tenant file.
 - If this is the same offense as the first and second violation, Landlord reserves the right to auto-terminate the lease after three lease violations.

Landlord:

Signature:

Print Name:

Date:

Signed by:

439 West St Bristol LLC

8228AF2F62C140F...

439 West St Bristol LLC

11/14/2025

Tenant:

Signature:

Print Name:

Date:

Signed by:

Eric Oberg

922CBBAE9A35434...

Eric Oberg

11/17/2025

EVERSOURCE

Account Number: 5770 588 0151

Statement Date: 11/17/25

Service Provided To:
439 WEST ST BRISTOL LLC

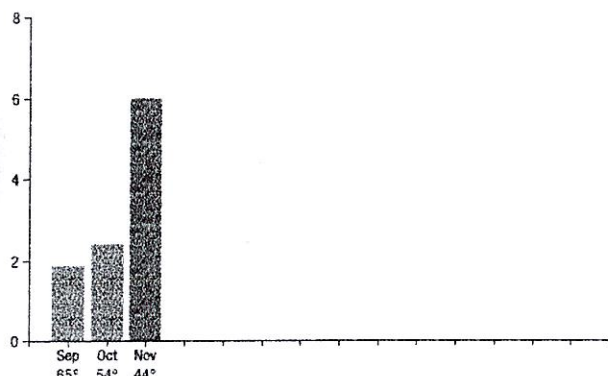
Total Amount Due
by 12/15/25

\$573.16

Amount Due On 11/13/25	\$266.20
Last Payment Received On 10/31/25	-\$50.00
Balance Forward	\$216.20
Total Current Charges	\$356.96

Gas Usage History - CCF

CCF/Day



Average Temperature

Current Charges for Gas

Supply

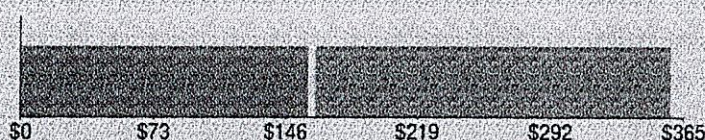
\$159.04

Cost of gas from Eversource

Delivery

\$197.92

Cost to deliver gas
from Eversource



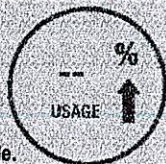
Your gas supplier is

Eversource
PO Box 270
Hartford, CT 06141-0270

Gas Usage Summary

This month your
average daily
gas use was
6.0 CCF

After being at this
address for a year,
comparative yearly
energy information
will be displayed in circle.



News For You

This winter, changes to base distribution rates will take effect following final approval from the Public Utilities Regulatory Authority. This rate adjustment will enable us to recover the costs of past investments and continue making future investments to replace aging components of the natural gas system, enhance public safety and improve reliability. We understand that a rate increase during the winter heating season is challenging. Visit eversource.com/gas-programs for information about programs and services that can help you manage your bill and control your usage.

Remit Payment To: Eversource, PO Box 56004, Boston, MA 02205-6004

CG 251117PROD.TXT

EVERSOURCE

Account Number: 5770 588 0151

Non-residential and residential non-hardship customers may be subject to a 1.00% late payment charge if the "Total Amount Due" is not received by 12/15/25.

Total Amount Due
by 12/15/25

\$573.16

Amount Enclosed

439 WEST ST BRISTOL LLC
100 DELAWARE RD
EASTON CT 06612

Eversource
PO Box 56004
Boston, MA 02205-6004

5770588015147 0000573162 0000356969

EVERSOURCE

Account Number: 5770 588 0151

Customer name key: 439

Statement Date: 11/17/25

Service Provided To:
439 WEST ST BRISTOL LLC

Svc Addr: 439 WEST ST
BRISTOL CT 06010

Serv Ref: 848310001

Bill Cycle: 12

Service from 10/16/25 - 11/17/25

32 Days

Next read date on or about: Dec 17, 2025

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
0688991	8550	8358	192	Actual

Monthly CCF Use

Sep	Oct	Nov
56	70	192

Contact Information

Emergency: 877-944-5325

www.eversource.com

Pay by Phone: 888-783-6618

Customer Service: 800-989-0900

Important Messages About Your Account

The rate for the supply portion of your gas bill changes monthly based on the market price of natural gas. See 'Supply Chrg' under 'Total Charges for Gas' for this month's rate per hundred cubic feet (CCF) used. Questions? Visit Eversource.com or call 800-989-0900.

Total Amount Due
by 12/15/25

\$573.16

Gas Account Summary

Amount Due On 11/13/25	\$266.20
Last Payment Received On 10/31/25	-\$50.00
Balance Forward	\$216.20
Current Charges/Credits	
Gas Supply Services	\$159.04
Delivery Services	\$197.92
Total Current Charges	\$356.96
Total Amount Due	\$573.16

Total Charges for Gas

Supplier

Eversource

Service Reference: 848310001

Supply Chrg	192.00CCF X \$0.76400	\$146.69
Sales Services Chrg	192.00CCF X \$0.06430	\$12.35
Subtotal Supplier Services		\$159.04

Delivery

(Rate R02-RES HEATING)

Service Reference: 848310001

Customer Service Chrg		\$17.00
Delivery Chrg	30.00CCF X \$0.88940	\$26.68
	162.00CCF X \$0.63450	\$102.79
Revenue Adjustment Mechanism	192.00CCF X \$0.04240	\$8.14
SER Mechanism	192.00CCF X \$0.04320	\$8.29
Gas System Improvement Charge	192.00CCF X \$0.13640	\$26.19
Conserv Adj Mechanism	192.00CCF X \$0.04600	\$8.83
Subtotal Delivery Services		\$197.92
Total Cost of Gas		\$356.96

Total Current Charges **\$356.96**

EVERSOURCE

Account Number: 5117 729 0137

Statement Date: 11/17/25

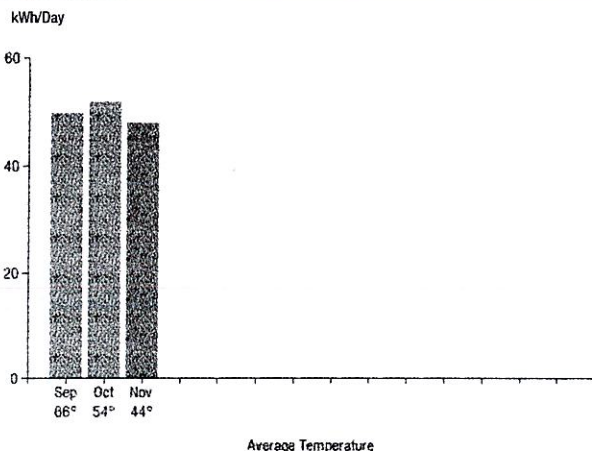
Service Provided To:
439 WEST ST BRISTOL LLC

Total Amount Due
by 12/15/25

\$823.25

Amount Due On 11/13/25	\$773.27
Last Payment Received On 10/31/25	-\$344.22
Balance Forward	\$429.05
Total Current Charges	\$394.20

Electric Usage History - Kilowatt Hours (kWh)



Current Charges for Electricity

Supply

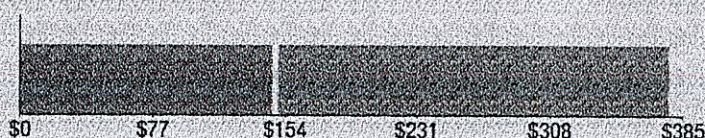
\$146.49

Cost of electricity from
Eversource

Delivery

\$229.10

Cost to deliver electricity
from Eversource



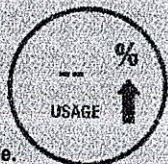
Your electric supplier is

Eversource
PO Box 270
Hartford, CT 06141-0270

Electric Usage Summary

This month your
average daily
electric use was
48.0 kWh

After being at this
address for a year,
comparative yearly
energy information
will be displayed in circle.



News For You

Stay warm this winter. Get help with your heating bills. During Heating Assistance Awareness Month, we're partnering with local communities to raise awareness of the many programs available to help pay or lower heating bills, and to keep homes warm this winter. Visit eversource.com/billhelp.

Remit Payment To: Eversource, PO Box 56002, Boston, MA 02205-6002

CE_251117PROD.TXT

EVERSOURCE

Account Number: 5117 729 0137

Non-residential and residential non-hardship customers may be subject to a 1.00% late payment charge if the "Total Amount Due" is not received by 12/15/25.

Total Amount Due
by 12/15/25

\$823.25

Amount Enclosed

439 WEST ST BRISTOL LLC
100 DELAWARE RD
EASTON CT 06612

Eversource
PO Box 56002
Boston, MA 02205-6002

5117729013743 0000823250 0000394208

EVERSOURCE

Account Number: 5117 729 0137

Customer name key: 439

Statement Date: 11/17/25

Service Provided To:
439 WEST ST BRISTOL LLC

Svc Addr: 439 WEST ST
BRISTOL CT 06010

Serv Ref: 453932002 Bill Cycle: 12

Service from 10/16/25 - 11/17/25 32 Days

Next read date on or about: Dec 17, 2025

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
890940542	70611	69078	1533	Actual

Total Demand Use = 6.90 kW

Monthly kWh Use

Sep	Oct	Nov
1493	1500	1533

Contact Information

Emergency: 800-286-2000

www.eversource.com

Pay by Phone: 888-783-6618

Customer Service: 888-783-6617

Total Amount Due
by 12/15/25

\$823.25

Electric Account Summary

Amount Due On 11/13/25	\$773.27
Last Payment Received On 10/31/25	-\$344.22
Balance Forward	\$429.05
Current Charges/Credits	
Electric Supply Services	\$146.49
Delivery Services	\$229.10
Other Charges or Credits	\$18.61
Total Current Charges	\$394.20
Total Amount Due	\$823.25

Total Charges for Electricity

Supplier

Eversource

Service Reference: 453932002

Supply	1533.00kWh X \$0.09556	\$146.49
Subtotal Supplier Services		\$146.49

Delivery

(DISTRIBUTION RATE: 030)

Service Reference: 453932002

Transmission Demand Chrg	4.90KW X \$11.27000	\$55.22
Fixed Monthly Charge		\$44.00
Local Delivery Demand Chrg	4.90KW X \$14.22000	\$69.68
Local Delivery Improvements	4.90KW X \$3.56000	\$17.44
Revenue Decoupling	1533.00kWh X \$0.00101	\$1.55
CTA Demand Chrg	4.90KW X \$-0.09000	-\$0.44
FMCC Charge	1533.00kWh X \$0.01649	\$25.28
Comb Public Benefit Chrg	1533.00kWh X \$0.01068	\$16.37
Subtotal Delivery Services		\$229.10
Total Cost of Electricity		\$375.59

Other Charges or Credits

CE_251117PROD.TXT

EVERSOURCE

Account Number: 5117 729 0137

Customer name key: 439

Statement Date: 11/17/25

Service Provided To:
439 WEST ST BRISTOL LLC

Total Amount Due
by 12/15/25

\$823.25

Continued from previous page...

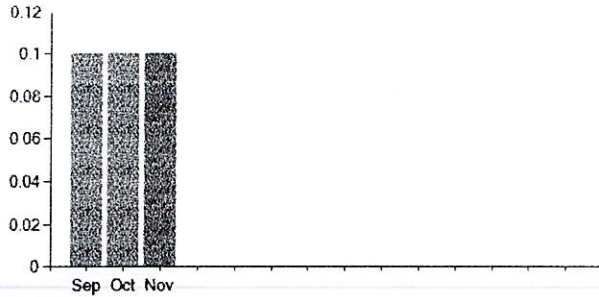
Late Payment Charge Nov 17	\$4.29
6.35% CT Sales Tax after Exemption of \$150.00	
CT Sales Tax Supplier	\$9.30
CT Sales Tax Delivery	\$5.02
Subtotal Other Charges or Credits	\$18.61

Total Current Charges \$394.20

Continued from previous page...

Supply Rate

Dollars / kWh



Demand Profile

Max. Demand

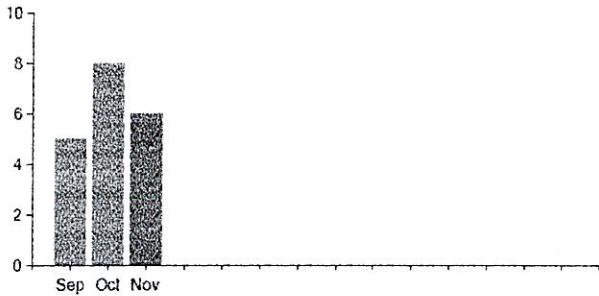


Photo	MLS#	Status	Status Tr	Prop Type	List/Close	Address	City	Acres	SQFT Tot	SQFT Abv	Style/Zon	Rooms	Beds	Baths	Garage/Pa	Built	DOM	Lst Agt/Tr	List Office	Subdivisio
1		24135926	CLSD	11/16/2025	RN/MF	LP: \$1,400 CP: \$1,400 782 Farmington Avenue, Unit # 2	Bristol	0.35	450	450	Yearly Unfurnis hed	2	1	1/0	0 Car Garage, 2 Total Spaces, None, Off Street Parking	1925	6	Todd Rogers, AHW	TODD01	
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Prepared By: Jitnu Sajeevan for Checkmate Team of Serhant Connecticut Lic.#RES.0824409 Serhant Connecticut, LLC Office: (203) 489-7890 12/17/2025 04:15 PM																				

782 Farmington Avenue , Unit# 2, Bristol, CT 06010

\$1,400

**Closed****1
Beds****1/0
Baths****450
SqFt****Acres
0.35****Multi-Family Rental****Rental Duration: Yearly Unfurnished****Listing ID: 24135926****Parcel ID: 473909****DOM / CDOM: 6 / 6****County: Hartford****Neighborhood: N/A****Property Information:****Overview**

SMALL BUT CUTE & COZY !! This beautifully updated 1 bedroom 1st floor unit includes Heat & Hot water. Updated Bathroom, Gleaming wood floors along with on site coin-op laundry and off street parking. This gorgeous apartment is in the heart of Bristol on Farmington Ave. Near all the shopping & restaurants Bristol has to offer. All candidates will be required to complete an Application with Credit & Background check. Pets allowed on a case by case bases. Non-smoking unit. 2 month security deposit will be required.

Property Information

Style:	Apartment	Restrictions:	
Color:		Elementary School:	Per Board of Ed
New Construction:	No/Resale	Intermediate School:	
Year Built / Source:	1925 / Public Records	Middle School:	
Rooms:	2	High School:	Per Board of Ed
Above Grade SqFt:	450	Unit is on Level #:	1
Public Record Above Grade:	3,112	Total # of Units in Complex:	5
Below Grade SqFt:			
Public Record Below Grade:	1,703		
Total SqFt:	450		
Pets Allowed / Info:	Restrictions / Pets allowed on a case by case bases		

Walk Score® : 77 Very Walkable - Most errands can be accomplished on foot

Rooms

Room	Level	Dimensions	Features
Living Room	Main		
Primary Bedroom	Main		
Kitchen	Main		

Features

Additional Rooms:		Garage(# of Cars):	0
Laundry Level / Location:	Coin Op Laundry, Common Laundry Area / Common Laundry area with Coin-Op machine	Garage Type:	
Has In-Law Apartment / Apartment Access:	/	Parking Total Spaces:	2
Interior Features:		Parking Space Detail:	Off Street Parking
Appliances Included:	Oven/Range, Microwave, Refrigerator	Driveway Type:	
# of Fireplaces:	0	Exterior Features:	
Home Automation:		Exterior Siding:	Aluminum
Energy Features:		Acres / Source:	0.35 / Public Records
Construction:		Swimming Pool / Features:	No /
Basement:	Partial	Waterfront / Description:	No / Not Applicable
Foundation:		Lot Description:	Level Lot
Attic / Features:	No /	In Flood Zone:	
Handicap Features:		Nearby Amenities:	
Security Deposit Details:	2 Months	Landlord Requirements:	Credit Check, Security Deposit, Lease Required
Smoking Allowed:	No	Landlord Responsibility:	
		Landlord Options:	
		Tenant Responsibility:	Cable TV, Credit Check, Insurance

Utility Information

Heat Type / Fuel: **Hot Air / Natural Gas**
 Fuel Tank Location:
 Est. Annual Heating Cost:
 Cooling: **Central Air**
 Hot Water System: **Natural Gas, 40 Gallon Tank**

Water Service: **Public Water Connected**
 Sewer Service: **Public Sewer Connected**
 Annual Sewer Fee / Assessment Info: **/**
 Air Radon Mitigation System:
 Water Radon Mitigation System:

Listing Information

Directions: **Farmington Ave**
 Sign: **No**

Date Available: **immediately**
 Potential Short Sale / Comments: **/**
 The following items are not included in this sale:

Marketing History

List Price: **\$1,400**
 Previous List Price: **\$1,400**
 Original List Price: **\$1,400**
 Price Last Updated:
 List Price as % of Assessed Value:
 Rent Price: **\$1,400**
 Closed Price as % of Assessed Value:
 Closed Price as % of Last List Price: **100%**
 First Time Buyer:

Entered in MLS: **10/24/2025**
 Listing Contract Date: **10/24/2025**
 Listing Last Updated: **11/16/2025**
 Closed Date: **11/14/2025**
 Purchase Contract Date: **10/30/2025**
 Seller Concession Amount / Seller Concession Desc: **/**
 Sale Financing:

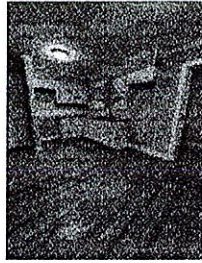
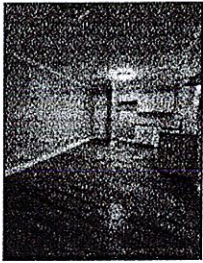
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SmartMLS connectMLS

Listing ID 24135926

Multi-Family Rental

782 Farmington Avenue , Unit# 2, Bristol, CT 06010



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49 Washington Street , Unit# 9, Bristol, CT 06010

\$1,375

**Closed****1
Beds****1/0
Baths****500
SqFt****Acres
0.48****Multi-Family Rental****Rental Duration: Yearly Unfurnished****Listing ID: 24074403****Parcel ID: 471277****DOM / CDOM: 45 / 45****County: Hartford****Neighborhood: Forestville****Property Information:****Overview**

Top floor one bedroom, kitchen, living room and bath with tub. Heat, Hot Water and Electricity are included in rent. Off street parking. Coin laundry just outside the apartment. Just being painted gray with white trim. Off street parking. No pets or smokers are accepted. Minutes from the new RT 72 highway connector for ease of commute/travel. Convenient to RT 6 shopping and dining.

Property Information

Style:	Apartment	Restrictions:	
Color:		Elementary School:	Ellen P. Hubbell
New Construction:	No/Resale	Intermediate School:	
Year Built / Source:	1900 / Public Records	Middle School:	
Rooms:	3	High School:	Bristol Eastern
Above Grade SqFt:	500	Unit is on Level #:	3
Public Record Above Grade:	0	Levels in This Unit:	1
Below Grade SqFt:		Is End Unit:	Yes
Public Record Below Grade:		Total # of Units in Complex:	10
Total SqFt:	500		
Pets Allowed / Info:	No /		
Walk Score® : 48 Car-Dependent - Most errands require a car			

Rooms

Room	Level	Dimensions	Features
Primary BR Suite	Main		

Features

Additional Rooms:		Garage(# of Cars):	
Laundry Level / Location:	Coin Op Laundry / Coin laundry located just off apart.	Garage Type:	
Has In-Law Apartment / Apartment Access:	/	Parking Total Spaces:	2
Interior Features:		Parking Space Detail:	Parking Lot
Appliances Included:	Gas Range, Refrigerator	Driveway Type:	
# of Fireplaces:	0	Exterior Features:	
Home Automation:		Exterior Siding:	
Energy Features:		Acres / Source:	0.48 / Public Records
Construction:		Swimming Pool / Features:	No /
Basement:	None	Waterfront / Description:	No / Not Applicable
Foundation:		Lot Description:	Level Lot
Attic / Features:	No /	In Flood Zone:	
Handicap Features:		Nearby Amenities:	
Security Deposit Details:	Two Months	Landlord Requirements:	Credit Check, Security Deposit, Lease Required
Smoking Allowed:	No	Landlord Responsibility:	Electricity, Heat, Hot Water
		Landlord Options:	
		Tenant Responsibility:	Cable TV

Utility Information

Heat Type / Fuel: **Radiator / Natural Gas**
 Fuel Tank Location:
 Est. Annual Heating Cost:
 Cooling: **None**
 Hot Water System: **Natural Gas, Domestic**

Water Service: **Public Water Connected**
 Sewer Service: **Public Sewer Connected**
 Annual Sewer Fee / Assessment Info: **/**
 Air Radon Mitigation System:
 Water Radon Mitigation System:

Listing Information

Directions: **Between RT 72 and Rt 6 near Stafford Avenue.**
 Sign: **Yes**

Date Available: **March 1**

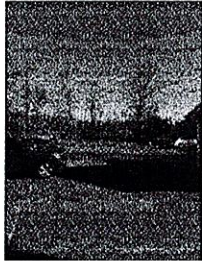
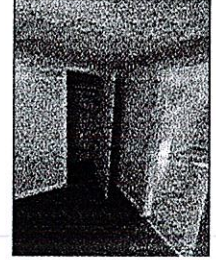
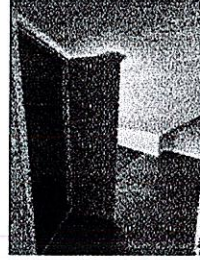
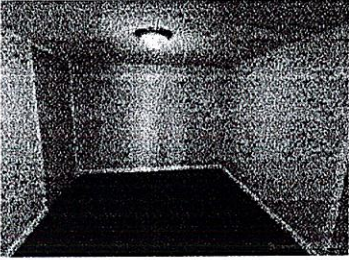
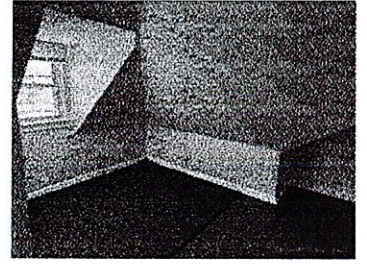
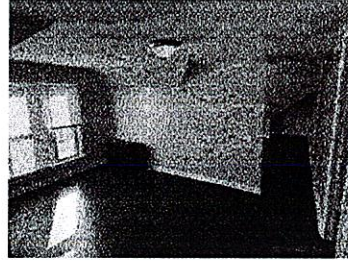
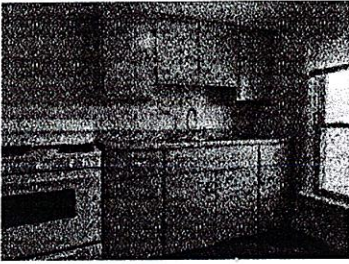
Potential Short Sale / Comments: **/**

The following items are not included in this sale:

Marketing History

List Price: **\$1,375**
 Previous List Price: **\$1,425**
 Original List Price: **\$1,425**
 Price Last Updated: **03/27/2025**
 List Price as % of Assessed Value:
 Rent Price: **\$1,375**
 Closed Price as % of Assessed Value:
 Closed Price as % of Last List Price: **100%**
 First Time Buyer:

Entered in MLS: **02/13/2025**
 Listing Contract Date: **02/13/2025**
 Listing Last Updated: **04/05/2025**
 Closed Date: **04/01/2025**
 Purchase Contract Date: **03/31/2025**
 Seller Concession Amount / Seller Concession Desc: **/**
 Sale Financing:



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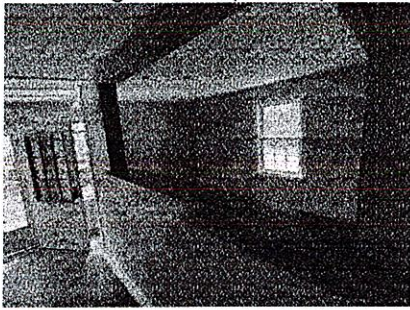
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Photo	MLS#	Status	Status Tr	Prop Type	List/Close	Address	City	Acres	SQFT Tot	SQFT Abv	Style/Zon	Rooms	Beds	Baths	Garage/Pa	Built	DOM	Lst Agt/Tr	List Office	Subdivisio
1 	24120812	CLSD	10/02/2025	RN/MF	LP: \$1,250 CP: \$1,250	49 Washington Street	Bristol	0.48	200	200	Yearly Unfurnis hed	2	1	1/0	1 Total Spaces, None, Paved	1900	22	Jeffrey Morrow	JKMO01	
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49 Washington Street, Bristol, CT 06010

\$1,250



Closed	1 Beds	1/0 Baths	200 SqFt	Acres 0.48
Multi-Family Rental				
Rental Duration:	Yearly Unfurnished			
Listing ID:	24120812			
Parcel ID:	471277			
DOM / CDOM:			22 / 22	
County:			Hartford	
Neighborhood:			Forestville	
Property Information:				

Overview

Single rear building apartment with two room - one bedroom, kitchen and bath with shower - (no living room). Heat, Hot Water and Electricity are included in rent. Off street parking. Coin laundry within the main building. Off street parking for one car. No pets accepted. Minutes from the new RT 72 highway connector for ease of commute/travel. Convenient to RT 6 shopping and dining.

Property Information

Style:	Apartment	Restrictions:	
Color:		Elementary School:	Ellen P. Hubbell
New Construction:	No/Resale	Intermediate School:	
Year Built / Source:	1900 / Public Records	Middle School:	
Rooms:	2	High School:	Bristol Eastern
Above Grade SqFt:	200	Total # of Units in Complex:	10
Public Record Above Grade:	0		
Below Grade SqFt:			
Public Record Below Grade:			
Total SqFt:	200		
Pets Allowed / Info:	No /		
Walk Score® : 48 Car-Dependent - Most errands require a car			

Rooms

Room	Level	Dimensions	Features
Primary Bedroom	Main		

Features

Additional Rooms:		Garage(# of Cars):	
Laundry Level / Location:	Coin Op Laundry / Main Building	Garage Type:	
Has In-Law Apartment / Apartment Access:	/	Parking Total Spaces:	1
Interior Features:		Parking Space Detail:	
Appliances Included:	Gas Range, Refrigerator	Driveway Type:	
# of Fireplaces:	0	Exterior Features:	
Home Automation:		Exterior Siding:	
Energy Features:		Acres / Source:	0.48 / Public Records
Construction:		Swimming Pool / Features:	No /
Basement:	None	Waterfront / Description:	No / Not Applicable
Foundation:		Lot Description:	Level Lot
Attic / Features:	No /	In Flood Zone:	
Handicap Features:		Nearby Amenities:	
Security Deposit Details:	1-2 months	Landlord Requirements:	Security Deposit, Lease Required
Smoking Allowed:	No	Landlord Responsibility:	Electricity, Heat, Hot Water
		Landlord Options:	
		Tenant Responsibility:	Cable TV

Utility Information

Heat Type / Fuel: **Hot Air / Natural Gas**
 Fuel Tank Location:
 Est. Annual Heating Cost:
 Cooling: **None**
 Hot Water System: **Natural Gas, Domestic**

Water Service: **Public Water Connected**
 Sewer Service: **Public Sewer Connected**
 Annual Sewer Fee / Assessment Info: **/**
 Air Radon Mitigation System:
 Water Radon Mitigation System:

Listing Information

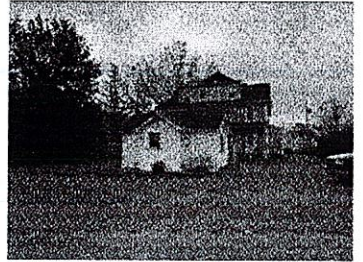
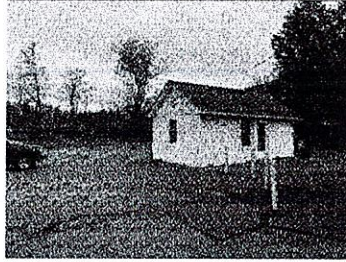
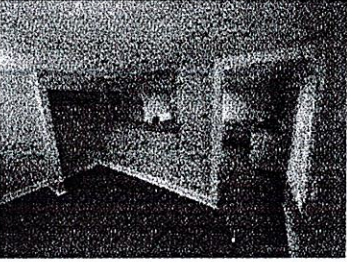
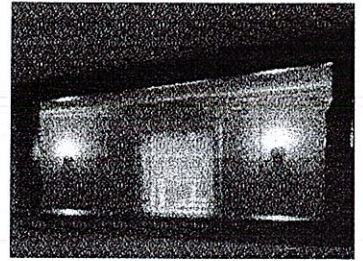
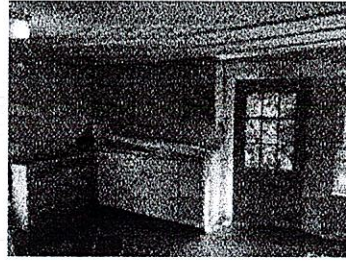
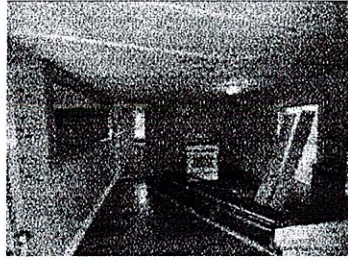
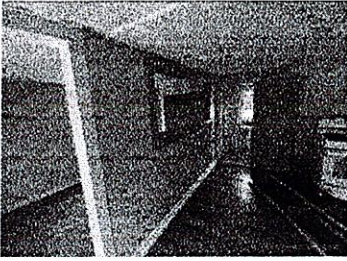
Directions: **49 Washington Street.**
 Sign: **Yes**

Date Available: **Ready**
 Potential Short Sale / Comments: **/**
 The following items are not included in this sale:

Marketing History

List Price: **\$1,250**
 Previous List Price: **\$1,250**
 Original List Price: **\$1,250**
 Price Last Updated:
 List Price as % of Assessed Value:
 Rent Price: **\$1,250**
 Closed Price as % of Assessed Value:
 Closed Price as % of Last List Price: **100%**
 First Time Buyer:

Entered in MLS: **08/21/2025**
 Listing Contract Date: **08/21/2025**
 Listing Last Updated: **10/02/2025**
 Closed Date: **10/01/2025**
 Purchase Contract Date: **09/18/2025**
 Seller Concession Amount / Seller Concession Desc: **/**
 Sale Financing:



Prepared By: Jithu Sajeevan for Checkmate Team of Serhant Connecticut Lic.#:RES.0824409 | Serhant Connecticut, LLC | Office: (203) 489-7800 | 12/17/2025 04:13 PM

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Prepared By: Jithu Sajeevan for Checkmate Team of Serhant Connecticut Lic.#:RES.0824409 | Serhant Connecticut, LLC | Office: (203) 489-7800 | 12/17/2025 04:13 PM



RESIDENTIAL LEASE
Greater Hartford Association of REALTORS®



☐ Single Family ☐ Condominium ☒ Multi Family

IN THIS LEASE the words "we", "us" and "our" mean the Landlord, 439 West St LLC., of Plantsville, CT, (City, State)
The words "you" and "yours" mean the Tenant, Gennifer Grant-Browne, of Bristol CT, (City, State)
We agree to lease to you, and you agree to lease from us, 441 West Street - 2,
Bristol, 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 11/01/2024, and ends on 10/31/2025.
2. **RENT.** You will pay us total rent of \$ \$11,400.00. You will pay the total rent in monthly payments of \$ \$950.00 on the 1st day of every month. The first payment is due 11/01/2024.
If the first month's rent is not paid within three (3) days of the date specified above, we will assume that you have no intention of taking possession of the Dwelling. As a result, the keys to the Dwelling will not be provided, and we will make efforts to re-let the Dwelling. The parties understand that should this occur, you may not sue us for entry and detainer or for any losses incurred in no longer being able to possess the Dwelling.
You will pay us a late charge of 5% for each payment that is more than ten (10) days late. Such late charge may not exceed the lesser of (1) \$5 per day, up to a maximum of \$50, or (2) 5% of the delinquent rent payment.
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 1 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.

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 Unless otherwise agreed to in writing

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: upon written management approval. 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.

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 _____, \$ _____ as a security deposit.

If the security deposit is not paid within three (3) days of the date specified above, we will assume that you have no intention of taking possession of the Dwelling. As a result, the keys to the Dwelling will not be provided, and we will make efforts to re-let the Dwelling. The parties understand that should this occur, you may not sue us for entry and detainer or for any losses incurred in no longer being able to possess the Dwelling.

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 twenty-one (21) 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.

If you do not take possession of the Dwelling within 3 days of the signing of this lease, then we will assume that you have no intention of taking possession of the Dwelling. As a result, the keys to the Dwelling will not be provided, and we will make efforts to re-let the Dwelling. The parties understand that should this occur, you may not sue us for entry and detainer or for any losses incurred in no longer being able to possess the Dwelling.

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

Precision Management Company LLC 778 South Main Street Plantsville, CT 06479

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

Precision Management Company LLC. 778 South Main Street Plantsville, CT 06479

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:** You (tenant agree to receive all notices by email at the email address provided on your rental application. ggrantbrowne@aol.com

BBB (Tenant Initials) If the property contains a private or semipublic well, Tenant acknowledges receipt of the educational materials prepared by the CT Department of Public Health advising of the importance of well water testing and the website for more information.

US (Landlord) Jean McGlone Date 10 / 22 / 2024 YOU (Tenant) Dennis Grant-Browne Date 10 / 18 / 2024

Date _____

Date _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Address: 441 West Street - 2

2

Bristol

CT

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can post health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

ii) ☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b) Records and reports available to the lessor (check (i) or (ii) below):

i) ☐ Lessor has provided the lessee with all available records and reports pertaining to lead-based based paint and/or lead-based paint hazards in the housing (list documents below).

ii) ☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement (initial)

c) BBB Lessee has received copies of all information listed above.

d) BBB Lessee has received the pamphlet "Protect Your Family From Lead in Your Home".

Agent's Acknowledge (initial)

e) SM Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Sean McGlone 10 / 22 / 2024

Lessor Date

Jennifer Grant-Browne 10 / 18 / 2024

Lessee Date

Agent Date

Lessor Date

Lessee Date

Sean McGlone 10 / 22 / 2024

Agent Date

4852d. Disclosure of Information concerning lead upon transfer of residential property.

(a) Lead disclosure in purchase and sale or lease of target housing

(1) Lead-based paint hazards

Not later than 2 years after October 28, 1992, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall-

- (A) provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section 406 of the Toxic Substances Control Act {15 U.S.C.A. § 2686};
- (B) disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and
- (C) permit the purchaser a 10-day period (unless the parties mutually agree upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(2) Contract for purchase and sale

Regulations promulgated under this section shall provide that every contract for the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has-

- (A) read the Lead Warning Statement and understands its contents;
- (B) received a lead hazard information pamphlet; and
- (C) had a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(3) Contents of Lead Warning Statement

The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract:

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase".

(4) Compliance assurance

Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section.

(5) Promulgation

A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act [15 U.S.C.A. § 2619] to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation.



Precision Management Co. LLC | 778 South Main Street Plantsville, CT | 860.518.9183

Lease addendum

Submitting Notice to Vacate:

At any time during occupancy of the rental property 30 days' notice is required. Include your name, address, the date you intend to leave and a forwarding address. This notice can be submitted by US Mail or by email to team@precisionpropertymngmt.com. Failure to comply puts you default of the lease and may result in forfeiture of your security deposit.

Tenant requested service call fees:

Lockouts - \$200 -payment to Precision Management staff due on site of service provided

Lost keys replacement - \$50 - payment to Precision Management staff due upon transfer of keys

Smoking:

Smoking is prohibited on the entire property.

As lessee I/We acknowledge that we have received the lease, this addendum and acknowledge and agree to these terms.

Tenant Signature: Jennifer Grant-Browne Date: 10 / 18 / 2024

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Owner Representative Signature: Sean McGlone Date: 10 / 22 / 2024



Parking Pass/Vehicle info

TenantName(s) Ge nni

Address 441 West Street - 22 Bristol CT

Parking Pass # (if required) na

Vehicle year/make/model 2007 4Door Nissan Altima

License Plate # BA.64545

I, the undersigned agree that I have received a parking pass and that it is my responsibility to report any change to the information provided above to Precision property Management at (860) 518-9183. I understand that not having a parking pass on my vehicle may result in it being towed and accept all costs associated with retrieving the vehicle.

Further I acknowledge that replacement parking stickers carry a cost of \$25 to replace payable upon receipt to Precision Property Management.

If you do not own or intend to park a vehicle during your tenancy please enter your name, address unit # and N/A in the appropriate spaces confirming your agreement that if anything changes you will report that to the management office and your understanding of the aforementioned policy.

Jennifer Grant-Browne 10 / 18 / 2024

Signature

Date

Signature

Date