



CHARTER OAK COMMUNITIES

LEASE REQUIREMENTS

- Name of owner and tenant
- Address of unit rented including apartment number
- The term of the lease (initial and any provisions for renewal – renewal can be automatic or definite term)
- Lease must spell out which utilities and appliances are supplied by the owner and which are supplied by the family. List includes heat, hot water, cold water, cooking fuel, other electric, air conditioning, sewer, trash collection, range/microwave, refrigerator, etc.
- Lease can not contain any of the HUD prohibited lease provisions

LANGUAGE THAT CAN BE USED AS THE RENEWAL CLAUSE

RENEWAL: Should tenant remain in possession of the demised premises with the consent of the landlord after the natural expiration of this Lease, a new (month-to-month (year-to-year) tenancy shall be created between landlord and tenant which shall be subject to all terms and conditions hereof.

NOTE: YOU CAN RENEW THE LEASE ON A MONTH-TO-MONTH OR YEAR-TO-YEAR BASIS. IF YOU RENEW ON A MONTH-TO-MONTH TERM, THE LEASE CAN BE TERMINATED WITH A 30-DAY NOTICE, IF YOU RENEW ON YEAR-TO-YEAR TERM, THE TERMINATION WOULD NOT BE ABLE TO TAKE PLACE UNTIL THE END OF THE YEAR TERM.