



CTR Forms – April 2026



Standardized Rental Terms
Summary Form

New Form

Addition:

Effective April 1, 2026, landlords are required to include, as the cover sheet/first page of all rental agreements, a new Standardized Rental Terms Summary Form. This form was developed by the Connecticut Department of Housing.

Residential Lease

Coversheet - New

Addition:

In light of the above-referenced new statutory requirement, CTR has included the CT Department of Housing’s Standardized Rental Terms Summary Form as the coversheet to CTR’s Residential Lease form.

Paragraph 5

Addition:

References the maximum late fees landlords are permitted to charge associated with rental payments. This was added to assist in ensuring compliance with the statutory limitation.

Paragraph 6

Removal:

Reference to the “first monthly installment of rent” was removed to eliminate any confusion as to what payment is being acknowledged by the landlord as received.

Notice of Termination and Release
of Deposit (co-branded with GHAR)

Final Paragraph

Revision:

The word “and” was added in between what the buyer and the seller will receive from the returned deposit.

“The contract is hereby rescinded, and Seller(s) and Buyer(s) hereby release each other and the Broker(s) from their respective liabilities under the Contract. _____ [name of Broker or other person holding deposit(s)] is hereby authorized and directed to release the deposit(s) of \$ _____ as follows: \$ _____ to Buyer(s) **and** \$ _____ to Seller(s)”