

ILLINOIS RESIDENTIAL LEASE

FIXED-TERM RESIDENTIAL LEASE AGREEMENT

LEASE NO.

EFFECTIVE DATE

This Residential Lease Agreement is entered into under the laws of Illinois between the Landlord and Tenant identified below for the dwelling described in this Agreement.

1 FIRST-PAGE RENT, FEES & UTILITIES

All non-optional charges and utility allocations are listed here for first-page disclosure and future compliance. Amounts not applicable are marked N/A.

MONTHLY RENT (\$)

DEPOSIT (\$)

MOVE-IN FEE (\$)

ADMIN FEE (\$)

PET FEE / RENT

PARKING (\$)

LATE FEE

OTHER MANDATORY FEE

ALL OTHER NON-OPTIONAL ONE-TIME / RECURRING FEES

UTILITIES INCLUDED IN RENT

UTILITIES PAID / ALLOCATED TO TENANT

2 THE PARTIES

LANDLORD / OWNER

FULL LEGAL NAME / ENTITY

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

TENANT

FULL LEGAL NAME / ENTITY

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

3 PREMISES & OCCUPANCY

Landlord rents to Tenant the dwelling identified below, together with the listed parking, storage, fixtures, and permitted common areas. Only the named tenants and approved occupants may reside there.

STREET ADDRESS / UNIT

CITY

COUNTY

STATE

ZIP CODE

OTHER AUTHORIZED OCCUPANTS

PARKING / STORAGE / FURNISHINGS / INCLUDED AREAS

4 TERM & POSSESSION

The fixed term begins and ends on the dates below. Possession is delivered subject to payment and the terms of this Agreement. Holdover status and any renewal are governed by Illinois law and a later written agreement.

LEASE START DATE

LEASE END DATE

POSSESSION / KEY DATE

MOVE-OUT TIME

5 RENT & PAYMENT

Tenant shall pay rent in advance at the place or account stated below. Prorated rent, returned-payment charges, concessions, and lawful late charges are enforceable only as written here and as permitted by law.

MONTHLY RENT (\$)

DUE DAY

PRORATED RENT (\$)

RETURNED PAYMENT (\$)

PAYEE / PAYMENT ADDRESS OR ELECTRONIC METHOD

LATE FEE / FORMULA

WHEN LATE FEE MAY BEGIN

RENT CONCESSIONS / CREDITS

6 SECURITY DEPOSIT

Tenant shall pay the deposit below. It may be applied only as governing law and this Agreement allow, not as last month's rent. Landlord will provide any required holding notice and return the balance with any required itemization within the legal deadline.

SECURITY DEPOSIT (\$)

DEPOSIT DUE DATE

DEPOSITORY / ACCOUNT / BOND NOTICE (IF REQUIRED)

7 UTILITIES & SERVICES

Responsibility for each utility and service is allocated below. Tenant shall timely place assigned utilities in Tenant's name and avoid interruption caused by nonpayment.

ELECTRIC

GAS

WATER / SEWER

TRASH

INTERNET / CABLE

LAWN / SNOW

PEST CONTROL

OTHER

8 ILLINOIS SAFER HOMES SUMMARY ACKNOWLEDGMENT

The official Illinois Department of Human Rights Summary of Rights for Safer Homes must be attached as the first pages of each new or renewed written residential lease. Each Tenant acknowledges receipt by signing the bottom of each page of that official summary. The fields below record packet delivery and do not replace the page-by-page acknowledgments.

OFFICIAL SUMMARY VERSION

PAGES ATTACHED

☐ Tenant received the official summary before signing this lease.

☐ Each tenant signed the acknowledgment at the bottom of every summary page.

TENANT SIGNATURE

PRINT NAME

DATE

9 ILLINOIS RADON DISCLOSURE

Landlord has provided the disclosures required by the Illinois Radon Awareness Act, including the current state pamphlet and any records or reports indicating a radon hazard, elevated radon concentration, or mitigation system, as applicable.

Radon records / reports:

☐ Provided

☐ None available

RECORDS / TEST RESULTS / MITIGATION SYSTEM

10 ILLINOIS FLOOD DISCLOSURE

Before signing, Landlord discloses whether the Premises is in a FEMA Special Flood Hazard Area and any actual knowledge that the Premises or parking areas have experienced flooding.

Premises in FEMA Special Flood Hazard Area:

☐ Yes

☐ No

☐ Unknown

KNOWN FLOOD HISTORY / DAMAGE / PARKING IMPACT

11 ILLINOIS SECURITY DEPOSIT TIMING

For covered properties, Landlord shall provide required receipts and interest and shall return the deposit within 45 days after vacancy, or provide an itemized damage statement and supporting paid receipts within 30 days, with any balance and later documentation as law requires.

DEPOSITORY / RECEIPT / INTEREST TERMS

12 USE, GUESTS & RULES

The Premises are for residential use only. Tenant shall not create a nuisance, engage in unlawful activity, damage the property, or violate lawful rules. Guests, pets, smoking, parking, and alterations are governed below.

GUEST / OCCUPANCY LIMITS

PETS / SMOKING / PARKING / OTHER RULES

13 CONDITION, MAINTENANCE & REPAIRS

Tenant accepts the Premises subject to the move-in record, shall keep it reasonably clean and safe, promptly report unsafe or damaging conditions, and pay for damage caused by Tenant, occupants, or guests beyond ordinary wear. Landlord shall perform non-waivable duties imposed by law.

REPAIR / EMERGENCY REPORTING CONTACT

14 ENTRY, INSURANCE & CASUALTY

Landlord may enter only as this Agreement and law permit, including for repairs, inspection, emergencies, or lawful showing. Tenant is responsible for personal property and is encouraged or required as stated below to maintain renters insurance. Casualty rights remain subject to governing law.

ORDINARY ENTRY NOTICE

RENTERS INSURANCE LIMIT

INSURANCE / CASUALTY TERMS

15 ASSIGNMENT, DEFAULT & REMEDIES

Tenant may not assign or sublet without required written consent. On breach, the nonbreaching party may use notices and remedies allowed by law. No self-help eviction, waiver of habitability, or other prohibited remedy is authorized.

ADDITIONAL NOTICE / CURE TERMS

16 NOTICES & GOVERNING LAW

Notices shall be delivered to the contacts below by a method permitted under Illinois law. This Agreement is governed by the law where the Premises are located.

LANDLORD NOTICE ADDRESS / EMAIL

TENANT NOTICE ADDRESS / EMAIL

17 GENERAL TERMS

This Agreement and its attached addenda are the entire agreement. A change must be in a writing signed by the parties. If a provision is unenforceable, the remainder survives. Waiver of one breach is not a waiver of another. Notices must be written and delivered by a method allowed by governing law. Electronic signatures and counterparts are permitted to the extent allowed by law.

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LEAD-BASED PAINT DISCLOSURE (complete for pre-1978 housing)

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

Construction date:

☐ Before 1978 ☐ 1978 or later ☐ Unknown

Landlord's knowledge of lead hazards:

☐ Known hazards disclosed below ☐ No known lead hazards

KNOWN LEAD-BASED PAINT / HAZARDS (LOCATION AND CONDITION)

Records and reports:

☐ Provided to Tenant ☐ No records or reports available

RECORDS / REPORTS PROVIDED

- ☐ Tenant acknowledges receipt of all listed information and records.
- ☐ Tenant acknowledges receipt of the EPA pamphlet Protect Your Family From Lead in Your Home.
- ☐ Agent, if any, has informed Landlord of the landlord's federal disclosure duties and is aware of the duty to ensure compliance.
- ☐ The parties certify that the information above is true and complete to the best of their knowledge.

LANDLORD SIGNATURE

PRINT NAME

DATE

TENANT SIGNATURE

PRINT NAME

DATE

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ADDITIONAL TERMS

The parties may state additional agreed terms below. Any handwritten change should be initialed by all parties.

ADDITIONAL TERMS / SPECIAL PROVISIONS

By signing below, each party acknowledges that they have read and understood this Agreement and agree to be bound by all of its terms as of the Effective Date.

LANDLORD / OWNER SIGNATURE

PRINT NAME

DATE

TENANT SIGNATURE

PRINT NAME

DATE