

ILLINOIS RESIDENTIAL RENTAL AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Phone/Email: _____

Rent and Payment Terms:

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Due Date of Rent Each Month: _____

Payment Method: _____

1. Premises and Occupants

Landlord hereby leases to Tenant the premises described above, including any fixtures and appurtenances. Only the individuals named as Tenants in this Agreement may reside at the Premises without prior written consent of the Landlord.

2. Term of Lease

The Lease Term is as stated above. Tenant shall surrender possession of the Premises at the expiration of the Lease Term unless otherwise agreed in writing.

3. Rent

Tenant agrees to pay the Monthly Rent Amount specified above in lawful money of the United States, without demand, deduction or offset, on or before the due date each month.

4. Security Deposit

Tenant shall pay a Security Deposit as stated above. The Security Deposit shall be held by Landlord as security for Tenant's performance of all obligations under this Agreement. Applicable laws govern the handling and return of Security Deposits.

5. Utilities

Tenant shall be responsible for payment of all utilities and services for the Premises except as otherwise stated herein.

6. Use and Occupancy

The Premises shall be used solely as a private residence by Tenant. No illegal activities, nuisance, or waste shall be conducted on the Premises.

7. Maintenance and Repairs

Tenant shall keep the Premises in clean and sanitary condition and shall promptly notify Landlord of any damage or

needed repairs. Landlord shall maintain the Premises in compliance with applicable housing and health codes.

8. Alterations and Improvements

Tenant shall not make any alterations, additions, or improvements without prior written consent of Landlord.

9. Entry by Landlord

Landlord may enter the Premises at reasonable times and with reasonable notice for purposes of inspection, repairs, or showing the Premises to prospective tenants or purchasers, except in cases of emergency.

10. Rules and Regulations

Tenant shall comply with all reasonable rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and the building of which it is part.

11. Pets

No pets shall be allowed on the Premises without prior written consent of Landlord. If permitted, Tenant agrees to abide by all pet-related rules and is responsible for any damages.

12. Subletting and Assignment

Tenant shall not assign this Agreement or sublet the Premises, in whole or in part, without prior written consent of Landlord.

13. Default and Remedies

If Tenant fails to comply with any term of this Agreement, including timely payment of rent, Landlord may pursue all remedies available under Illinois law, including termination of tenancy.

14. Lead-Based Paint Disclosure

If the Premises were built before 1978, Landlord has provided Tenant with the federally required Lead-Based Paint Disclosure and pamphlet.

15. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

16. Entire Agreement

This Agreement contains the entire agreement between the parties. No oral statements or prior agreements shall have any force or effect.

17. Amendments

Any amendments to this Agreement must be in writing and signed by both Landlord and Tenant.

18. Notices

All notices shall be in writing and delivered by hand, certified mail, or nationally recognized overnight courier to the addresses provided herein.

19. Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

20. Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together constitute one Agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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