



Chicago Rental Lease Agreement

This Lease Agreement (this "Agreement") is made and executed on the _____ day of _____, _____, by and between _____ (hereinafter referred to as "Landlord") and _____ (hereinafter referred to as "Tenant").

WHEREAS, the property for lease, _____, is to be used only for residential dwelling only; Landlord hereby rents to the Tenant(s), the property located at _____, _____, _____, subject to the terms and conditions found herein this agreement.

Furnishings and Appliances. No furnishings nor appliances are included in the leased premises for the use of the tenant in this agreement.

Lease Term. The lease term shall commence on _____ and shall terminate at any time provided that a 30-day notice is given by the party terminating the agreement.

Rent. The amount of _____ shall be paid by the Tenant to the Landlord on a monthly basis, paid on every _____ day of every calendar month.

Security Deposit. The security deposit amounting to _____ shall be required prior to move-in. The said security deposit shall be returned after termination of this lease agreement, after deductions made from damages caused by the tenant(s) or guests of the tenant(s) to the premises and unsettled utilities.

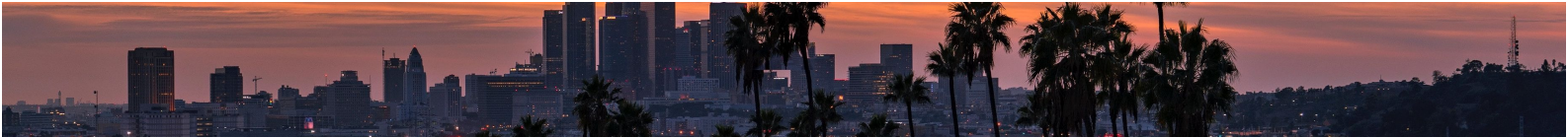
Abandonment. Abandonment to the premises shall be considered to have been made in case no notice has been made by the Tenant to the Landlord prior to leaving the said property uninhabited for a period of _____ days, or by the minimum days required set by law.

Entry and Inspection. The landlord may exercise the right of entry and inspection of the premises provided that prior notice is given by the Landlord to the Tenant _____ days prior exercise of such right.

Utilities. Tenant shall solely be responsible for the maintenance and payment of utilities. Upon termination of the agreement, any pending payments shall be deducted from the Security Deposit as indicated in the Security Deposit Clause.

Maintenance and Repairs. Tenant shall be responsible for the maintenance of the property and shall return possession of the property in good condition as how it was acquired by the Tenant in consideration of the normal wear and tear. Any extraordinary damage whatsoever shall be notified to the Landlord as soon as possible for a determination whether the Landlord or the Tenant shall be responsible for the cost of repairs. Any delay to the notice shall make the Tenant responsible for the cost of repairs which shall be deducted from the Security Deposit.

Late Payments. In accordance with the legal laws of the state, a penalty of \$10 for every \$500 of rent, and 5% interest for the rest of rent which shall be demanded from the tenant in case of payment delays.



Subletting. Subletting shall not be prohibited considering that the same rights and obligations of the tenant shall be complied with by the sublessee. In case of breach or violation of the terms in this agreement, the tenant shall be held accountable for any and all damages incurred by the sublessee.

Termination. Landlord shall have the right to terminate the Agreement immediately upon abandonment or any violation of the terms and conditions of the and Landlord shall have the right to possess the said personal property of the Tenant or dispose of them.

In case of termination by expiration and without interest to renew the terms herein, either party may terminate the agreement with 30-days prior notice.

Hazardous Materials. The tenant has been informed and agrees that hazardous materials shall not be kept inside the premises that might risk or endanger the safety of the residents.

Disputes. Any disputes arising from this agreement may be submitted for litigation.

Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois, to the exclusion of other states.

Radon. The Landlord declares that no Radon tests were made in the premises, to the best knowledge of said Landlord.

Lead. No paint containing lead was used in the premises as far as the Landlord is aware.

Non-waiver. No waiver of any failure to the exercise of the right of a party shall be considered unless otherwise such a waiver has been expressed in writing and signed by the Parties herein.

Separability Clause. Should any provision in this Agreement be held invalid by any competent court, such invalidity shall be effective only to the invalid provision, and the rest shall remain valid and enforceable.

Counterparts. This Agreement may be executed in two or more counterparts, each agreement shall be considered to be an original contract but all of which together shall constitute as one and the same Agreement.

Modifications. Any modifications, changes, amendments in this agreement shall not be considered effective unless and otherwise be made in writing and signed by both parties herein this Agreement.

Succession. This Agreement inures the benefit of and is binding upon the successors and assigns of the parties hereto.

Tenancy Concerns. For any concerns by the Tenant, Tenant may reach out Landlord via phone at _____ through the following address: _____, _____, _____, _____.

IN WITNESS WHEREOF, the Parties hereunto have set their hands and signed this agreement.

Signature

Signature

Date Signed

Date Signed



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These templates are suggested forms only. If you're using a form as a contract, or to gather personal (or personal health) info, or for some other purpose with legal implications, we recommend that you do your homework to ensure you are complying with applicable laws and that you consult an attorney before relying on any particular form.