

# Illinois Lease Agreement

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This **Illinois Residential Lease Agreement** ("**Agreement**") is entered into as of \_\_\_\_\_,  
by and between the following parties:

**Landlord**

**Tenant**

Landlord and Tenant may be referred to individually as a "**Party**" and collectively as the "**Parties**."

Landlord is the lawful owner or authorized manager of the residential property described below; and  
Tenant desires to lease the property for residential purposes only, subject to the terms of this Agreement.

The Parties agree as follows:

## 1. Leased Property

Landlord leases to Tenant the residential dwelling located at

\_\_\_\_\_,  
together with any fixtures, appliances, parking spaces, or storage areas expressly provided with the  
premises (the "**Premises**").

## 2. Term

The lease term begins on \_\_\_\_\_ and ends on \_\_\_\_\_ ("**Term**"),  
unless terminated earlier in accordance with this Agreement.

If the Parties agree in writing to continue occupancy after the Term, such occupancy shall be on a month-  
to-month basis under the same terms, except as required by law or modified by written agreement.

### 3. Rent

Tenant shall pay rent in the amount of \_\_\_\_\_ per month. Rent is due on or before the \_\_\_\_\_ of each month and shall be paid to \_\_\_\_\_ or as otherwise designated by Landlord in writing.

Rent is considered late if not received by the due date.

### 4. Security Deposit

Tenant shall pay a security deposit of \_\_\_\_\_ prior to occupancy. The security deposit secures Tenant's performance of obligations under this Agreement and may be applied to unpaid rent, damages beyond normal wear, or other lawful charges.

The security deposit is not a substitute for rent. Any unused portion shall be returned in accordance with applicable Illinois law.

### 5. Use and Occupancy

The Premises shall be used solely as a private residence. Only the following persons may occupy the Premises: \_\_\_\_\_.

Tenant shall not conduct business activities, illegal acts, or activities that disturb neighbors or violate laws or building rules.

### 6. Utilities and Services

Tenant is responsible for payment of the following utilities and services:

Landlord is responsible for:

### 7. Maintenance and Repairs

Tenant shall keep the Premises clean, sanitary, and in good condition, and shall promptly notify Landlord of maintenance issues. Tenant shall not make alterations, improvements, or repairs without Landlord's prior written consent, except for minor non-structural repairs permitted by law.

## **8. Entry by Landlord**

Landlord may enter the Premises upon reasonable notice for inspection, repairs, maintenance, or showing the property, except in emergencies where notice is not required.

## **9. Rules and Compliance**

Tenant shall comply with all applicable laws, homeowner association rules (if any), and reasonable property rules provided by Landlord. Violation of such rules constitutes a breach of this Agreement.

## **10. Damage and Liability**

Tenant is responsible for damage caused by Tenant, occupants, or guests beyond normal wear and tear. Landlord is not responsible for loss or damage to Tenant's personal property unless caused by Landlord's failure to meet legal obligations.

## **11. Assignment and Subleasing**

Tenant may not assign this Agreement or sublease the Premises without Landlord's prior written consent.

## **12. Default**

Tenant is in default if Tenant fails to pay rent, violates material obligations, or fails to comply with this Agreement after notice where required. Landlord may pursue all lawful remedies, including termination of tenancy, in accordance with Illinois law.

## **13. Termination**

At the end of the Term, Tenant shall vacate the Premises and return possession in clean condition, reasonable wear excepted. Early termination may occur only as permitted by law or written agreement of the Parties.

## **14. Domestic Violence Early Termination Rights**

Illinois law permits certain tenants who are victims of domestic or sexual violence to terminate a lease early under specified conditions.

Tenant may exercise this right by providing written notice and documentation as permitted by Illinois law. Landlord shall keep such information confidential as required by law.

## **14. Governing Law**

This Agreement shall be governed by and interpreted under the laws of the State of Illinois.

## 15. Notices

All notices shall be in writing and delivered personally, by mail, or by electronic means permitted by law, to the addresses designated by the Parties.

## 16. Entire Agreement

This Agreement contains the entire understanding between the Parties and supersedes all prior discussions or agreements regarding the Premises.

Any amendment must be in writing and signed by both Parties.

## 17. Severability

If any provision of this Agreement is found unenforceable, the remaining provisions shall remain in full effect.

## 18. Acknowledgement

By signing below, the Parties acknowledge that they have read, understood, and agree to be bound by this Agreement.

**Landlord**

**Name**

**Date**

**Signature**

\_\_\_\_\_

**Tenant**

**Name**

**Date**

**Signature**

\_\_\_\_\_



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