

This lease is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between the Landlord \_\_\_\_\_ whose principal place of business is \_\_\_\_\_ phone \_\_\_\_\_ and the Tenant \_\_\_\_\_.

1. **DESCRIPTION OF THE PREMISES:** The Landlord leases to the Tenant the dwelling located at \_\_\_\_\_ apartment # \_\_\_\_\_ in the City of \_\_\_\_\_, Champaign County, Illinois. The dwelling is \_\_ unfurnished \_\_ furnished only with oven/range and refrigerator \_\_ furnished by Landlord with the appliances and furnishings listed on the attached Furniture Addendum which is incorporated by reference as part of this lease.

2. **TERM OF THE LEASE:** The lease shall begin on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and shall end on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ . The Landlord will deliver possession of the premises in clean condition and good repair on the start date of the lease.

3. **RENT:** Tenant shall pay to Landlord the sum of \$ \_\_\_\_\_ as rent for the full term of the lease, payable in monthly installments of \$ \_\_\_\_\_ due on the \_\_\_\_ day of each month. The first payment of \$ \_\_\_\_\_ shall be due on \_\_\_\_\_, 20 \_\_\_\_ and the final payment of \$ \_\_\_\_\_ shall be due on \_\_\_\_\_, 20 \_\_\_\_ . Rent shall be mailed or delivered in person to \_\_\_\_\_.

4. **SECURITY AND DAMAGE DEPOSIT:** Tenant shall pay to Landlord a security and damage deposit of \$ \_\_\_\_\_ on or before \_\_\_\_\_, 20\_\_\_\_. Within 5 days after Tenant moves in, Tenant shall complete a written report of any deficiencies in the condition of the dwelling unit, appliances and furnishings and will provide Landlord with a copy of said report. Upon moving out, Tenant shall be liable for Landlord's actual costs to restore the dwelling unit to the same condition as it was when Tenant first moved in, NORMAL WEAR AND TEAR EXCEPTED. Landlord may not withhold any money from the deposit for said costs unless Landlord provides to Tenant an itemized statement of these costs, attaching copies of paid receipts for actual work done, within 30 days of the date the Tenant vacates and mailed to the Tenant's last known address. The security and damage deposit, plus bank interest, minus any charges for damages and unpaid rent, shall be refunded to the Tenant by the Landlord within 30 days of the date the Tenant vacates the premises.

5. **JOINT AND SEVERAL LIABILITY:** Unless otherwise stated herein, all persons signing this lease as Tenant shall be held jointly and severally liable for all terms of this lease. This means any one tenant may be held responsible to the Landlord for unpaid rent or charges for damages owed by the Tenant's roommates. Landlord agrees that a non-defaulting co-tenant may act as the landlord's agent for purposes of seeking eviction of the defaulting co-tenant(s).

6. **PARKING:** Parking space # \_\_\_\_\_ is leased by Landlord to Tenant for the full term of this lease for \_\_\_\_ no additional charge / \_\_\_\_ a monthly rental fee of \$ \_\_\_\_\_.

7. **SUBLETTING:** Tenant shall not assign this lease nor sublet the dwelling unit without first obtaining the written consent of the Landlord. Landlord agrees said consent will not be withheld unless the proposed replacement tenant is found to be unsuitable, based on the same criteria used to evaluate the original Tenant.

8. **UTILITIES AND SERVICES:** **Electricity** bills will be paid by \_\_Landlord \_\_Tenant. **Heat** bills will be paid by \_\_Landlord \_\_Tenant. **Water** bills will be paid by \_\_Landlord \_\_Tenant. **Gas** bills will be paid by \_\_Landlord \_\_Tenant. **Trash hauling** will be paid by \_\_Landlord \_\_Tenant. **Recycling tax** will be paid by \_\_Landlord \_\_Tenant. **Lawn care** will be provided by \_\_Landlord \_\_Tenant. **Snow removal** will be provided by \_\_Landlord \_\_Tenant. Other: \_\_\_\_\_.

Whenever the Tenant is required to reimburse the Landlord for a share of common-metered utilities or common services, Landlord shall state herein or on an addendum, the formula for calculating Tenant's share of the actual bill: \_\_\_\_\_.

**9. TENANT RESPONSIBILITIES:**

To keep the dwelling unit in clean and sanitary conditions at all times.

To take reasonable precautions to avoid stopping up the drains.

To take reasonable precautions to prevent the freezing of water pipes by not turning off the heat during winter months.

To make no alterations without the Landlord's written consent.

To place trash in the appropriate receptacles provided by the Landlord.

To keep noise levels to a minimum and avoid disturbing the neighbors, especially between the hours of 11:00 p.m. and 7:00 a.m.

To notify the Landlord in writing of any needed repairs.

To pay for any repairs needed as a result of the negligence of Tenant or Tenant's guests.

**10. LANDLORD RESPONSIBILITIES:**

To enter the dwelling unit only in cases of emergency or after providing Tenant with 24 hours notice of the specific day and time of entry, and to enter only for the purposes of making needed repairs, to exhibit the premises to prospective renters or buyers or to perform pest control.

To provide and pay for pest extermination to keep the premises free of vermin, rodents and pests.

To maintain the premises in accordance with all municipal codes and to promptly perform needed repairs, including but not limited to repairs to plumbing, heating, hot water heater, electrical wiring, air-conditioning, roof, floors, walls, doors, windows, screens, locks, elevators, mailboxes, fixtures, appliances and furnishings at Landlord's sole expense except when repair is needed as a result of Tenant's negligence. Landlord will perform repairs within 5 days after receiving notice from Tenant except that emergency repairs such as broken locks or lack of heat or other essential services shall be made immediately. If repairs cannot be completed within these time periods, Landlord shall notify Tenant of the reason for the delay and shall perform repairs within a reasonable amount of time thereafter. Landlord shall provide monetary compensation to Tenant for long delays in making needed repairs.

If landlord fails to make needed repairs within 14 days after receiving written notice from Tenant, Tenant may contact an appropriate tradesperson to arrange to have the repairs made and Landlord hereby agrees that Tenant may deduct the cost of said repairs from subsequent rent payments.

**11. BREACH OF LEASE:** If either Landlord or Tenant breaches any provision of this lease, either party may pursue all remedies provided under the laws of the State of Illinois or the municipality, including suit for eviction as provided by law.

**12. RENEWAL:** Landlord agrees that prior to \_\_\_\_\_, 20\_\_ Landlord will not rent this unit for the subsequent lease term to anyone other than Tenant.

**13. ADDENDUM:** NO ORAL AGREEMENTS are binding on Landlord or Tenant. Any additional agreements are contained on the attached addendum which is \_\_\_ pages and is incorporated by reference as part of this lease. (Check here if no addendum is attached to the lease \_\_\_).

Landlord \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_