



MAINSTREET REALTORS®
COOK COUNTY RESIDENTIAL LEASE



For Apartments, Condominium Units, Single Family Homes, and Townhomes
(See exhibits for list of living arrangements not covered)
NOT TO BE USED FOR CHICAGO PROPERTY;
OTHER COMMUNITIES MAY IMPOSE ADDITIONAL REQUIREMENTS
CHECK APPLICABLE MUNICIPALITY

Intended to be a Binding Contract

Summary of Rights for Safer Homes

Landlords (owners of the building or someone working or them to rent residences) are required under Illinois law to give this summary to all Illinois housing tenants as the first page of their written lease, whether the lease is new or a renewal. Access download, or translate this summary on the Illinois Department of Human Rights website at: dhr.illinois.gov/safer-homes.

IF YOU OR A MEMBER OF YOUR HOUSEHOLD ARE A SURVIVOR OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING, YOU HAVE SPECIAL RIGHTS RELATING TO YOUR HOUSING TO MAKE YOU SAFER.

- 1) Under the Illinois Safe Homes Act, you have the right to end your lease early and not pay future rent when you move from your rental place because of a threat of domestic violence or sexual violence.
a. To end your lease early, you must give written notice that you are leaving to your landlord before or within three days of permanently leaving (for example, by removing all of your belongings and turning over your keys to the landlord or property manager) or have left your rental place because you are under an imminent threat of domestic violence or sexual violence there.
b. You are responsible for paying rent for the period prior to providing written notice and then permanently leaving, but you are not responsible for future rent after that and cannot be charged an "early lease break fee."
2) You also have the right to change your locks to prevent further domestic violence or sexual violence at your rental place.
a. To exercise this right, you need to provide written notice to the landlord that you are under an imminent threat of domestic or sexual violence and provide one of the following forms of documentation evidencing this threat:
1. Medical, court, or police evidence; or
2. A statement from an employee of a domestic violence or other victim services organization from whom you or a member of your household sought service.
The landlord must change or give you permission to change the locks within 48 hours of your notice and documentation, at your reasonable expense.
3) Your landlord will be liable to you for your actual damages up to \$2,000 and reasonable attorney's fees if they disclose to a prospective landlord that you used the Safe Homes Act or share any information you provided when using the Safe Homes Act.

LEARN MORE ABOUT THE SAFE HOMES ACT (765 ILCS 750) FROM ILLINOIS LEGAL AID AT ilao.info/dvleases

Each tenant acknowledges receipt of this Page 1 of this Summary by signing below and should retain a copy for their records. See also and Sign at bottom of pages 2-4.

Printed Name: Signature: Date:

Printed Name: Signature: Date:

Safe Homes Act Summary of Rights | dhr.illinois.gov/safer-homes

Page 1 of 4

V.2025-12.3

42 4) **If your landlord tries to evict you, and the eviction is based upon you or a household member**
43 **experiencing domestic violence, dating violence, sexual assault, or stalking, you may be able to stop**
44 **the eviction.**

45 You cannot be evicted solely because:

- 46 • You or your household members are a victim of an actual incident of domestic violence, dating
47 violence, sexual assault, or stalking;
- 48 • You or your household members received threats of domestic violence, dating violence, sexual assault,
49 or stalking;
- 50 • Criminal activity in the form of domestic violence, dating violence, sexual violence, or stalking against
51 you or a member of your household;
- 52 • You did not knowingly consent to a person entering your rental place that the landlord has barred, or
53 if the barred person is permitted by court order to enter your rental place.

54 **When asserting any of these defenses to eviction you must provide at least one form of evidence of**
55 **your status** (such as medical, court or police records, or a statement from a victim services organization
56 you sought help from).

57 **The landlord may still be able to evict you if they prove that your continued presence in your rental**
58 **place poses an actual and imminent threat to others there.**

59 **It is recommended that you seek legal assistance if facing an eviction action.**

60 5) **A landlord cannot discriminate against you under the Illinois Human Rights Act because you have**
61 **an order of protection, a stalking no contact order, or a civil no contact order.**

62 The Illinois Human Rights Act protects against discrimination, harassment, and retaliation in housing
63 based on certain protected categories. A housing provider cannot refuse to rent to you, refuse to make
64 repairs, or charge you additional fees because you have protections under any of the above court orders.
65 Possible remedies include your actual damages and attorney’s fees. If you are using a federal housing
66 subsidy, you have additional protections under the Violence Against Women Act (VAWA) (42 U.S.C.
67 Ch. 136, Subchapter III), which prevents housing providers from denying housing due to domestic
68 violence, dating violence, sexual assault, and stalking.

69 **Each tenant acknowledges receipt of this Page 2 of this Summary by signing below and should retain a**
70 **copy for their records. See also and Sign at bottom of pages 3-4.**

71 Printed Name: _____ Signature: _____ Date: _____

72 Printed Name: _____ Signature: _____ Date: _____

73 Safe Homes Act Summary of Rights | dhr.illinois.gov/safer-homes

74 Page 2 of 4

75 V.2025-12.3

76 You can file a charge of housing discrimination with the Illinois Department of Human Rights within one year
77 after the discrimination occurred or with the appropriate circuit court not later than two years from the date of the
78 last discrimination.

79 FOR MORE INFORMATION ON FILING A CHARGE OF HOUSING DISCRIMINATION UNDER THE ILLINOIS HUMAN RIGHTS
80 ACT, VISIT: DHR.ILLINOIS.GOV/FILING-A-CHARGE/HOUSING.

81 **6) Illinois prohibits counties and municipalities from creating or enforcing laws that penalize tenants
82 who are survivors of domestic violence or sexual violence when they (or their landlord) contact
83 police or other emergency services to prevent or respond to this conduct.**

84 Illinois does not allow counties or municipalities to create or enforce laws that penalize tenants for:

- 85 • Calling the police or emergency services to prevent or respond to domestic violence or sexual violence;
- 86 • Incidents of domestic or sexual violence against a tenant, their household member, or guest at your
87 rental place; or
- 88 • Criminal activity at your rental place that is related to domestic violence or sexual violence.

89 If you are penalized by being evicted, terminated from your housing, or otherwise assessed fees or fines,
90 you may file a complaint in circuit court under Section 1-2-1.5 of the Illinois Municipal Code (65 ILCS
91 5) & Section 5-1005.10 of the Illinois Counties Code (55 ILCS 5).

92 **7) Utility companies are required to defer the initial credit and deposit requirements for a period of
93 60 days for a residential customer or applicant who is a victim of domestic violence.**

94 To exercise this right under Section 8-201.6 of the Public Utilities Act (220 ILCS 5/8-201), provide
95 evidence of the domestic violence from an order of protection, a certifying letter from a medical provider
96 or domestic violence shelter, or law enforcement personnel.

97 **8) Please note that if you apply for or reside in federally subsidized housing there are additional
98 housing rights under the Federal Violence Against Women Act (VAWA) relating to domestic
99 violence, sexual assault, dating violence, and stalking.**

100 **Each tenant acknowledges receipt of this Page 3 of this Summary by signing below and should retain a copy for their
101 records. See also and Sign at bottom of page 4.**

102 Printed Name: _____ Signature: _____ Date: _____

103 Printed Name: _____ Signature: _____ Date: _____

104 Safe Homes Act Summary of Rights | dhr.illinois.gov/safer-homes

105 Page 3 of 4

106 V.2025-12.3

107 **Below is a list of free legal service providers:**

108 **Ascend Justice** – Legal aid organization that provides free legal representation to survivors of gender-based violence who need to break
109 their lease or change their locks under the Safe Homes Act. Go to ascendjustice.org/finances-housing

110 **CARPLS** – Legal hotline helps low and moderate-income residents of Cook County with free legal advice and referrals to legal
111 organizations. CARPLS provides assistance to tenants facing eviction; helps survivors with Safe Homes Act letters; and covers private
112 and all types of subsidized housing.

- 113 • Go to carpls.org/services/cook-county-hotline
- 114 • CARPLS Legal Hotline: (312) 738-9200

115 **Cook County Legal Aid for Housing and Debt Hotline** – Provides free legal assistance for tenants facing eviction in Cook County.
116 • (855) 956-5763

117 **Eviction Help Illinois** – Provides free legal help for Illinois residents facing an eviction.
118 • Go to evictionhelpillinois.org

119 **Illinois Legal Aid Online** – Provides free legal information and resources in English and Spanish, including easy legal forms, sample
120 letters and referrals to legal aid organizations.

- 121 • Go to illinoislegalaid.org

122 **Land of Lincoln Legal Aid** – Legal aid organization that provides free legal representation to survivors under the Safe Homes Act
123 and has an eviction hotline. Land of Lincoln Legal Aid has five offices and four satellite offices that serve 65 counties throughout
124 central and southern Illinois.

- 125 • Go to lincolnlegal.org/apply-for-legal-services
- 126 • Eviction Hotline: (855) 601-9474
- 127 • Other housing issues, call Legal Advice and Referral Center: (618) 394-7300

128 **Legal Aid Chicago** – Legal aid organization that provides free legal representation for low-income renters in Chicago and suburban
129 Cook County. Legal Aid Chicago has a Fair Housing Project and is a HUD enforcement agency. Legal Aid Chicago provides
130 assistance with housing issues including: subsidized housing; breaking a lease or changing locks under the Safe Homes Act; and
131 eviction defense.

- 132 • Go to legalaidchicago.org/get-help
- 133 • Fair Housing Intake Line: (312) 423-5909

134 **Life Span** – Legal aid organization that provides free legal services to survivors of domestic violence and sexual assault who need to
135 break their lease or change their locks under the Safe Homes Act. Life Span provides services to survivors in Chicago and suburban
136 Cook County.

- 137 • Go to life-span.org/get-help
- 138 • Legal assistance: (312) 408-1210

139 **North Suburban Legal Aid Clinic** – Legal aid organization that provides free legal representation for low-income renters in Lake
140 County and north suburban Cook County who are facing eviction, need to break a lease under the Safe Homes Act, or have other
141 landlord/tenant issues.

- 142 • Go to nslegalaid.org/get-help/housing

143 **Prairie State Legal Services** – Provides free legal assistance to survivors under the Safe Homes Act. Prairie State Legal Services has
144 11 offices located in Bloomington, Galesburg, Joliet, Kankakee, Moline, Ottawa, Peoria, Waukegan, West Suburban (West Chicago)
145 and Woodstock.

- 146 • Go to pslegal.org/How-To-Get-Started
- 147 • Domestic Violence Line: (844) 388-7757

148 **Each tenant acknowledges receipt of this Page 4 of this Summary by signing below and should retain a copy for their**
149 **records. Sign this last page and keep this summary.**

150 Printed Name: _____ Signature: _____ Date: _____

151 Printed Name: _____ Signature: _____ Date: _____

152 Safe Homes Act Summary of Rights | dhr.illinois.gov/safer-homes

153 Page 4 of 4

154 V.2025-12.3



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE**



PLEASE REVIEW PRIOR TO COMPLETING LEASE.

1. This lease is up to date with Cook County and Illinois law for **2026**.
2. The attached lease is in a fillable PDF format to aid in its use.
3. The lease must be used in its entirety. Mandatory attachments for all leases must include:
 - Cook County Renter's Rights and Landlord Protections Summary
 - Environmental Protection Pamphlet and bed bug prevention, detection and control

When applicable, additional attachments might include:

- For properties built prior to 1978, lead based paint pamphlet and disclosure
 - Disclosure of Radon Hazards, if elevated radon known is at or above 4.0 pCi/L, not previously mitigated
 - Exhibit A: Landlord Exemption Notice Disclosure
 - Exhibit C: Move-in Fee Disclosure
 - Exhibit K: Code Violations
4. Fill in each blank. If not applicable, use "N/A" or in the case of no security deposit, use "None".
 5. There are significant rules governing security deposits and "move-in-move-out" fees, notices as well as many nuanced notice requirements, which require compliance by Tenants and Landlords. Landlord is advised to seek legal advice prior to accepting a security deposit.
 6. Users should refer to resource materials published by Illinois REALTORS® in addition to those materials and tutorials disseminated by the Mainstreet Organization of REALTORS® prior to completing this Lease form.
 7. Properties exempt from the regulations and provision of the RTLO are identified in Exhibit A: Landlord Exemption Notice and Disclosure.
 8. This lease does not encompass all of the rights and remedies afforded the parties thereto that are contained in the Cook County Residential Tenant and Landlord Ordinance. See the Ordinance for further details. The Mainstreet Organization of REALTORS® suggests that the parties to this lease consult with legal counsel before becoming contractually obligated hereunder.
 9. Additional Illinois REALTORS® Forms Available Applicable to the Cook County Residential Tenant Landlord Ordinance:

Exhibit A: Landlord Exemption Notice Disclosure

Exhibit B: Prohibited Provisions / Lease Agreements *[OMITTED; CONTAINED IN #10 BELOW]*

Exhibit C: Move-in Fee Disclosure

Exhibit D: Utility Cost Disclosures *[OMITTED; CONTAINED IN PARAGRAPH 18 OF LEASE]*

Exhibit E: 60-Day Lease Termination Disclosure

Exhibit F: Bug Bed Remediation Disclosure

Exhibit G: Copy of RTLO Summary Disclosure *[OMITTED; CONTAINED IN PAGE 2, LINE 35 OF LEASE]*

Exhibit H: Security Deposit Financial Institution Disclosure *[OMITTED; CONTAINED AT THE TOP OF PAGE 1 OF LEASE]*

Exhibit I: Security Deposit Financial Institution Transfer Disclosure

Exhibit J: Foreclosure Disclosure

Exhibit K: Code Violations Disclosure

Exhibit L: Change of Ownership, Management, Agent Disclosure



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE**



10. Cook County RTLO Prohibited Provisions (*the following may not be included in any lease subject to the Ordinance*):
- a) Agreement to waive or to forego rights or remedies under this Article, Illinois state law, or federal law;
 - b) Authorization of a confession of judgment, or any entry of a judgment by a court without written notice or a trial, for any claim, including but not limited to debts, liabilities, damages, and obligations, arising out of the rental agreement;
 - c) Agreement to a waiver of: any written termination of tenancy notice or manner of service thereof provided under state law or this Article, summons, copy of complaint, petition, right to notice, motion, entry of appearance, or other documents from the court as established through judicial process in the manner provided by the Illinois Code of Civil Procedure, 735 ILCS 5/2-201, et seq., or any action, regardless of good cause or cost;
 - d) Agreement to a non-disparagement clause that limits any written or oral statements, remarks, or other communications to be made by tenants regarding the landlord, property, management, staff, officers, directors, representatives, investors, shareholders, administrators, affiliates, employees, affiliated corporations, divisions, or subsidiaries, whether they are public or private, or direct or indirect statements;
 - e) Agreement to the limitation of any liability of the tenant or landlord arising under law or to indemnify the tenant or landlord for any liability or the costs connected therewith;
 - f) Agreement to waive the right of any party to a trial by jury;
 - g) Agreement that in the event of a lawsuit arising out of the tenancy the tenant will pay the landlord's attorney's fees except as provided for by court rules, statute or Ordinance. This paragraph shall also apply to a mobile home owner who rents a manufactured home lot in a mobile home park. The terms "tenant", "manufactured home" or "mobile home," "lot," and "mobile home park," are defined or used in the Mobile Home Landlord and Tenant Rights Act, 765 ILCS 745 et seq.;
 - h) Agreement that either party may cancel or terminate a rental agreement at a different time or within a shorter time period than the other party, unless such provision is disclosed in a separate written notice;
 - i) Agreement that a tenant shall pay a charge, fee or penalty in excess of \$10.00 per month for the first \$1,000.00 in monthly rent plus five (5) percent per month for any amount in excess of \$1,000.00 in monthly rent for the late payment of rent. This paragraph shall also apply to a mobile homeowner who, rents a manufactured home lot in a mobile home park. The terms "tenant", "manufactured home" or "mobile home," "lot," and "mobile home park," are defined or used in the Mobile Home Landlord and Tenant Rights Act, 765 ILCS 745 et seq.;
 - j) Agreement that a tenant shall receive a discount in excess of \$10.00 per month for the first \$1,000.00 in monthly rent plus five (5) percent per month for any amount in excess of \$1,000.00 in monthly rent if the tenant pays rent before a specified date or within a specified time period in the month;
 - k) Agreement that a landlord may apply rent payments to a charge other than rent, including but not limited to utilities, fines, late fees or other charges;
 - l) Agreement that the landlord shall not impose a fee in excess of the reasonable cost of that expense, including, but not limited to, credit-check fees and move-in fees. A landlord shall not rename a fee or charge to avoid application of this prohibition.

Section 42-804 (F)

Term of		Monthly Rent	Security Deposit (if any)
Lease Beginning Date	Lease Ending Date & Time		
Illinois Financial Institution (Name and Address)* where any Security Deposit shall be or is held (if any):			
*If during the pendency of the Lease, Landlord transfers the security deposit from one financial institution to another, Landlord shall notify Tenant in writing of the name and address of the new financial institution within 14 days of the transfer or within a reasonable time, given all circumstances.			
Non-Refundable Move-In Fee (if any): [ATTACH MOVE-IN FEE DISCLOSURE IF REQUIRED BY ORDINANCE]		\$	
Pet Deposit (if any): <input type="checkbox"/> Refundable <input type="checkbox"/> Non-Refundable		\$	
Leased Premises Address:			
Identification of Tenant(s):		Date of Birth*	Landlord(s) or Authorized Management Agent:
		<small>*If required by municipal ordinance.</small>	
Name(s):		Name(s):	
		Address:	
Telephone:		Telephone:	
Email:		Email:	
Name(s) of Persons Authorized to Occupy Premises:		Person Authorized to Act on Behalf of Owner for the Purpose of Service of Process and Accepting Notices:	
		Name:	
		Address:	
		Telephone:	

152 The individual occupancy of the dwelling unit may not be changed without an amendment to the existing rental agreement reflecting the
153 change in occupancy and shall in no case exceed the maximum occupancy permitted elsewhere in the Municipal Code for that size unit.

154 Notice is hereby provided pursuant to Illinois statute that Landlord Tenant is an Illinois Real Estate Licensee.

155 If Dual Agency applies, check here and complete Confirmation of Dual Agency paragraph listed on lines 69-73.

156 **LANDLORD CONTRIBUTION TO TENANT BROKERAGE COMPENSATION:** [INITIAL ONLY ONE OF THE FOLLOWING
157 SUBPARAGRAPHS a OR b]

158 [INITIALS] _____ a) Landlord agrees to pay Tenant's Brokerage [CHOOSE ONLY ONE] _____ % of one (1)
159 month's rent; or \$ _____ on Tenant's behalf to be applied to Tenant's Brokerage compensation. Landlord's contribution
160 of Compensation is due [CHOOSE ONE]: upon possession; or five (5) days after Date of Acceptance of Lease.

161 [INITIALS] _____ b) Landlord will not contribute to Tenant's Brokerage compensation.

162 **In no event may Tenant's Brokerage receive compensation from any source that exceeds the amount or rate as set forth in the**
163 **tenant representation agreement.**

164 **For valuable consideration, the sufficiency of which is hereby acknowledged, Landlord(s) agrees to lease to Tenant(s) and**
165 **Tenant(s) agree to lease the Premises from Landlord(s) for use as a private dwelling, and for no purpose not permitted by the**
166 **Cook County Residential Tenant and Landlord Ordinance, together with all fixtures and personal property, listed below (if any)**
167 **in the Premises, for the above Term of Lease, subject to all the terms and conditions of the Lease. Along with the dwelling unit**
168 **described herein, the premises include the following: [CHECK ALL THAT APPLY]**

- 169 Parking Space(s): identified as _____ and containing _____ parking space(s).
- 170 Garage: identified as _____ and containing _____ parking space(s) and _____ transmitter(s).
- 171 Refrigerator Oven/Range/Stove Microwave Dishwasher Washer Dryer Window Air Conditioner(s): # _____
- 172 Storage Locker: identified as _____ Other Items Included: _____
- 173 _____

174 Pets are are not permitted under this Lease. If pets are permitted, such permission is limited as follows:

Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials
Address: _____

175 type/breed: _____ weight: _____ number of: _____.

The following are incorporated into this Lease when indicated:	
Landlord's Property Insurer (Required for properties with 4 units or more): <i>[NAME, ADDRESS, AND PHONE OF HOMEOWNER INSURANCE COMPANY]</i>	
Tenant's Property Insurer: <i>[NAME, ADDRESS, AND PHONE OF HOMEOWNER INSURANCE COMPANY]</i>	
Additional Agreements and Covenants:	

176 NOTE: This is a form lease prepared by the Mainstreet Organization of REALTORS® and is not specific to the legal requirements of
177 all municipalities in Cook County. The applicable laws and regulations for residential leases frequently change and differ between
178 municipalities. It is important that you consult with an attorney prior to using this lease.

179 **Tenant Acknowledgement** _____

180 **Lead-Based Paint Disclosures:** *[INCLUDED IN LEASE, IF APPLICABLE]* Prior to signing this lease, Tenant has received the EPA Pamphlet
181 "Protect Your Family From Lead In Your Home" and has received a Lead Based Paint Disclosure.

182 The Tenant acknowledges receiving and separately executing the above applicable document(s).

183 **Tenant Acknowledgement** _____

184 **Radon Disclosures:** *[INCLUDED IN LEASE, IF APPLICABLE]* Prior to signing this lease, Tenant has received the Illinois Emergency
185 Management Agency Pamphlet "Radon Guide for Tenants" or equivalent pamphlet approved for use by the Illinois Emergency
186 Management Agency and has received a Disclosure of Radon Hazards, if applicable.

187 The Tenant acknowledges receiving and separately executing the above applicable document(s).

188 **Tenant Acknowledgement** _____

189 **Flood Disclosures:** Prior to signing this lease, Tenant has received the Disclosure of Potential Flooding in Rental and Lease Agreements.
190 The Tenant acknowledges receiving and separately executing the above applicable document(s).

191 **Tenant Acknowledgement** _____

192 **Potential Flooding Disclosures:** Illinois law defines a "lower-level unit" as any garden-level unit, basement-level unit, or first floor
193 unit (see 765 ILCS705/25). In the event that the subject leased premises is a "lower-level unit" as defined by Illinois law, the following
194 disclosure shall be incorporated into this lease and made a part hereof:

195 Landlord is is not aware that the Premises is located in a FEMA Special Flood Hazard Area ("100-year floodplain"). The property
196 has experienced flooding _____ times in the last ten (10) years. Even if the Premises is not in a Special Flood Hazard Area ("100-year
197 floodplain"), the Premises may still be susceptible to flooding. The Federal Emergency Management Agency (FEMA) maintains a flood
198 map on its internet website that is searchable by address, at no cost, to determine if the Premises is located in a flood hazard area.

199 Landlord is is not aware that the Premises has flooded at least once in the last ten (10) years. The Premises has flooded _____
200 times in the last ten (10) years. Even if the Premises has not flooded in the last ten (10) years, the Premises may still be susceptible to
201 flooding.

202 Most tenant insurance policies do not cover damage or loss incurred in a flood. Tenant is encouraged to examine their policy to determine
203 coverage. If Tenant's policy does not include coverage, flood insurance may be available through FEMA's National Flood Insurance
204 Program to cover personal property in the event of a flood. Information regarding flood risks can be found at the dnr.illinois.gov (Illinois
205 Department of Natural Resources), fema.gov (FEMA), and ready.gov/flood (U.S. National public service).

206 Landlords are required to disclose the above information pursuant to Section 25 of the Landlord and Tenant Act. A landlord's failure to
207 comply with Section 25 of the Landlord and Tenant Act shall entitle a tenant to remedies as defined in that Section.

208 **Landlord Acknowledgement** _____ **Tenant Acknowledgement** _____

209 **Notice of Conditions Affecting Habitability:**

- 210 None Known
- 211 See Attached

212 Tenant hereby acknowledges that Landlord has disclosed any code violations, code enforcements litigation and/or compliance board
213 proceedings during the previous twelve (12) months for the Premises and common areas and any notice of intent to terminate utility
214 service, copies of which, if any, are attached to this Lease.

215 **Tenant Acknowledgement** _____

216 **Tenant hereby acknowledges receipt of the following:**

- 217 Written Notice of Building Code Violation(s) (if any);
- 218 Environmental Protection Agency Pamphlet on bed bug prevention, detection and control;
- 219 Cook County Renter’s Rights and Landlord Protections summary pamphlet;
- 220 Security Deposit Receipt (if applicable);
- 221 Homeowners Association Rules & Regulations (if applicable).

222 **Tenant Acknowledgement** _____

223 **Confirmation of Dual Agency:** *[IF APPLICABLE]* Only complete if Licensee is acting as a Dual Agent. Landlord and Tenant confirm
224 that they have previously consented and agreed to _____ (“Licensee”) acting as a Dual Agent in
225 providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction
226 referred to in this Lease. *[INITIAL ONLY IF APPLICABLE]*

227 **Landlord Acknowledgement** _____ **Tenant Acknowledgement** _____

228 **LEASE COVENANTS AND AGREEMENTS**

229 **1. APPLICATION:** Tenant covenants that all representations made in the Application for this Lease are incorporated into this Lease
230 and made a part of it. Tenant covenants that all information contained in the Application is true and that this information was given as
231 an inducement for Landlord to enter into this Lease, and therefore constitutes a material covenant.

232 **Tenant Acknowledgement** _____

233 **2. TENANT INSPECTION PRIOR TO OCCUPANCY - BUILDING CODE VIOLATIONS:** Tenant has inspected the Premises
234 and all common areas of the property to which Tenant has lawful access during the Lease Term, and is satisfied with their general
235 condition and appearance. Tenant further acknowledges that attached hereto are copies, if any, of notices received from the County of
236 Cook or applicable municipality during utility services. Tenant acknowledges that the Premises are in good repair, except as specified
237 below, and that no representations as to the condition or repair thereof have been made by the Landlord, or Landlord’s Designated
238 Agent, prior to or at the Date of Acceptance of this Lease, that are not herein expressed. DEFECTS *[IF ANY]* _____

239 _____

240 **Landlord Acknowledgement** _____ **Tenant Acknowledgement** _____

241 **3. TENANT RESPONSIBILITY REGARDING BED BUG INFESTATION:** Tenant shall be responsible for all requirements and
242 obligations set forth in any applicable municipal or Cook County ordinance deemed “Tenant responsibility” and shall be liable for any
243 and all damages which may occur as a result of Tenant’s failure to strictly abide by any requirement as set forth in any applicable
244 municipal or Cook County ordinance concerning any infestation. In the event that an infestation of bed bugs is detected in the Premises
245 the Tenant is to notify the Landlord within forty-eight (48) hours of finding bed bugs and Landlord shall within ten (10) days after (a)
246 bed bug is found or reasonably suspected anywhere in the Premises or (b) being notified in writing by Tenant of a known or reasonably
247 suspected bed bug infestation in the Premises, provide pest control services by a pest management professional until no evidence of bed
248 bugs can be found and verified.

249 **Tenant Acknowledgement** _____

250 **4. THE RENT:** All rent shall be due as of the _____ day of each month, *[IF BLANK, THEN THE FIRST DAY OF EACH MONTH]*. Unless
251 otherwise agreed in writing, rent shall be uniformly apportioned from day to day.

252 **5. LATE FEE:** The Monthly Rent shall be automatically increased \$10, plus 5% of the amount by which the Monthly Rent exceeds
253 \$1,000, as additional rent, if received by Landlord more than five (5) days after the due date in the month in which it is due.

254 **6. RETURNED BANK ITEMS:** If any check or other bank instrument tendered for payment of any Tenant obligation hereunder is
255 returned for insufficient funds, Tenant shall pay Landlord a \$ _____ fee as additional rent, which fee shall not exceed
256 Landlord’s actual cost incurred for such check or instrument returned for insufficient funds. Landlord shall further have the right to
257 demand that any such returned item be replaced by a cashier’s check or money order. If Tenant tenders more than two checks or bank
258 drafts during the term of this Lease which are returned for insufficient funds, Landlord shall have the right to demand that all future
259 obligations hereunder be paid by cashier’s check or money order.

260 **7. POSSESSION:** Landlord will tender possession of Premises not later than the beginning date of this Lease. Possession shall be
261 deemed to have been given when Landlord delivers to Tenant the keys for the unoccupied Premises. If Landlord does not deliver
262 possession of the Premises to Tenant as stipulated herein, Tenant may cancel and terminate this Lease, with written notice to Landlord.
263 In this instance, neither party will be liable to the other and any sums paid by Tenant under this Lease will be refunded within forty-

Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials

264 eight (48) hours or Tenant may elect to demand performance of this Lease, in which case Tenant may maintain an action for possession
265 of the Premises against Landlord or any person wrongfully in possession thereof, and recover damages sustained by Tenant. If Tenant
266 accepts late delivery of the Premises, then the rent will be reduced on a pro-rated daily basis for that monthly term from the date of
267 actual possession. The term of this Lease will not be extended by any such late delivery.

268 **8. SECURITY DEPOSIT:** *[IF APPLICABLE]* If Landlord has accepted a Security Deposit to insure Tenant's specific performance of
269 each and every agreement, covenant, rule and obligation contained in this Lease, Landlord shall have the right, but not the obligation,
270 to use the Security Deposit in whole or part, as a setoff against any default, either in payment of rent or other breach, which results in
271 any loss to Landlord. If Tenant has complied with all obligations under this Lease, Landlord shall, within thirty (30) days after Tenant
272 vacates the Premises, refund the Security Deposit. The Security Deposit shall be held in a Federally Insured account in a bank, savings
273 and loan association, or other financial institution located in the State of Illinois. Interest on the Security Deposit need not be paid unless
274 required by state law or local ordinance. The Security Deposit shall not be allocated by Tenant toward payment of rent. Upon termination
275 of the tenancy, in the case of damage to the Premises, Landlord may deduct from the Security Deposit any reasonable amount necessary
276 to repair any damage caused to the Premises by Tenant (reasonable wear and tear excepted). Landlord shall deliver or mail to Tenant's
277 last known address, within thirty (30) days, an itemized statement of the damages allegedly caused to the Premises and the estimated or
278 actual cost for repairing or replacing each item on the statement, attaching copies of the paid receipts for the repair or replacement; if
279 the estimated cost is provided, Landlord shall provide Tenant with copies of paid receipts, or a certification of actual costs of repairs if
280 the work was performed by Landlord's employees, not more than thirty (30) days from the date the statement showing estimated costs
281 was provided to Tenant.

282 The amount of the Security Deposit shall not exceed one and one-half times the amount of the monthly rent. If the amount of the Security
283 Deposit exceeds one month's rent, Tenant shall have not less than six (6) months to pay, in a lump sum or in equal installments, such
284 portion of the Security Deposit which exceeds one month's rent. Tenant shall be provided a receipt for such lump sum payment or for
285 each installment payment of such excess Security Deposit.

286 **9. USE OF PREMISES:** The Premises shall be occupied exclusively for residential purposes by Tenant and the other persons
287 specifically listed in the Application and any children who may be born to or in the legal custody of Tenant during the Lease term.
288 Unless agreed to in writing by Landlord, no person may occupy the Premises for more than a single two-week period, during any single
289 year of the Lease term unless listed in the Application. Neither Tenant nor any person in legal occupancy of the Premises shall perform
290 or permit any practice which could cause damage to the reputation of the building or Landlord, be injurious thereto, illegal, immoral, or
291 increase the rate of insurance on the property. At no time during the Term of this Lease shall more persons reside in the Premises than
292 would be permitted by the applicable building and/or zoning codes for the County of Cook or the applicable municipality.

293 Use of Premises as a Shared Housing Unit (defined as "a dwelling unit containing six (6) or fewer sleeping rooms that is rented, or any
294 portion therein is rented, for transient occupancy by guests") *[CHECK ONE]:*

295 Shared Housing Units, short-term rentals, or rooms for rent ARE ALLOWED ARE NOT ALLOWED under this Lease.

296 **Tenant Acknowledgement** _____

297 **10. MAINTENANCE AND REPAIRS:** To the extent permitted by applicable law, Tenant will keep the Premises in good and sanitary
298 condition at Tenant's sole expense during the term of this Lease and during any renewal period or extension thereof. Tenant will maintain
299 the fixtures and mechanical systems in good and operating order, and will further be responsible for the following: *[CHECK ALL THAT APPLY]*

- 300 Snow/Ice Removal from driveways and sidewalks Lawn Mowing Landscape Maintenance
301 Scavenger Service Refuse Removal (other than lawn mowing)
302 Other: _____ Other: _____

303 Landlord will be responsible for any structural or major maintenance and repairs, other than routine maintenance and repairs that are
304 not due to Tenant's misuse, waste or neglect or to that of Tenant's authorized occupants or visitors.

305 _____ _____

306 Any appliances contained in the Premises are provided for the Tenant's convenience. Landlord does not warrant the fitness or
307 uninterrupted use or enjoyment of such appliances by Tenant. Any interruption of Tenant's use and enjoyment of such appliances shall
308 not constitute "constructive eviction," nor form the basis for any defense, set-off or counterclaim by Tenant.

309 Tenant agrees to pay for any and all repairs, including approved or unapproved improvements or alterations, that shall be necessary to
310 put the Premises in the same condition as existed at commencement of this Lease, normal wear and tear and loss by fire or acts of nature
311 excepted, and the expense of such repairs shall be included within the terms of this Lease. In the event Tenant shall fail to maintain the
312 Premises as provided hereunder, and upon notice by the Landlord fails to correct any deficiencies, such failure shall constitute grounds
313 for termination of this Lease by Landlord.

314 Any maintenance or repair that is not the obligation of Tenant shall be the responsibility of the Landlord. Landlord shall discharge its
315 maintenance and repair responsibilities in a timely manner. In the event Landlord fails to do so, and upon notice by Tenant fails to
316 correct any deficiencies, such failure shall constitute grounds for termination of this Lease by Tenant.

317 **11. SUBLEASE:** Tenant shall not sublease any portion of the Premises without the prior written consent of Landlord, which shall not
318 be unreasonably withheld. Landlord may require Tenant to enter a formal written sublease agreement. Any sublease of the Premises
319 shall not release Tenant from Tenant's obligation hereunder, until the full, specific performance and satisfaction of each and every

Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials

320 agreement, covenant and obligation hereunder. Tenant shall be liable for any monetary and non-monetary breaches of this Lease caused
321 by Tenant's subtenant.

322 **12. ASSIGNMENT:** Tenant shall not assign this Lease without the prior written consent of Landlord.

323 **13. NO ALTERATIONS:** Tenant shall not make or cause to be made any alteration or addition to the Premises, without the prior
324 written consent of Landlord, and shall under no circumstances install any additional lock or security device to the Premises or the
325 property which could impair Landlord's access.

326 **14. RIGHT OF ACCESS BY LANDLORD:** Tenant shall permit reasonable access to Landlord, and any of Landlord's invitees,
327 agents, or contractors, in accordance with local statues and ordinances, upon receiving two (2) days' notice by mail, telephone, written
328 notice or other means of Notice as defined in Paragraph 21 below designed in good faith to provide notice. Landlord shall have immediate
329 access to the Premises in case of emergency and where repairs or maintenance elsewhere in the building unexpectedly require such
330 access. Landlord shall give Tenant notice of such entry within two (2) days after such entry.

331 **15. RIGHT OF ACCESS TO SHOW PREMISES TO PROSPECTIVE TENANTS AND PURCHASERS:** Landlord shall have
332 the right to show the Premises to all prospective Tenants and purchasers, and any of Landlord's other invitees, in accordance with local
333 statutes and ordinances. Tenant shall permit reasonable access to Landlord upon receiving two (2) days' notice by mail, telephone,
334 written notice or other means of Notice as defined in Paragraph 21 below designed in good faith to provide notice. With such notice,
335 Landlord shall also have the right to access the Premises to take photographs/video of the Premises for marketing purposes. Tenant shall
336 be liable for any damages caused to Landlord for failure to cooperate under this provision. Tenant shall not interfere with Landlord's
337 efforts to lease, market, or sell the Premises, and Tenant shall be liable for any damages caused by breach of this provision. Tenant will
338 allow Landlord to have placed upon the Premises, at all times, notices of "For Sale" and/or "To Rent" (or both) and will not interfere
339 with the same. A keybox is designed as a repository of a key to the Premises, permitting access to the interior of the Premises by
340 Participants or Subscribers of the Multiple Listing Services (MLS), and their authorized licensees. Landlord's agents are authorized to
341 affix a keybox to the Premises and, provided the Tenant is absent, any MLS Participant or Subscriber associated with the MLS shall
342 have the right, through use of said keybox, to show the Premises at any reasonable time. It is not a requirement of the MLS or Landlord's
343 agents that a Landlord allow use of a keybox. Where a Tenant is present at the Premises, the Tenant hereby consents to permit access to
344 the interior of the Premises through the use of said keybox. Tenant acknowledges the need for safeguarding personal property and
345 valuables and agrees to indemnify pursuant to the terms of Paragraph 13.

346 Tenant acknowledges these provisions and gives consent for placement of a keybox on the Premises.

347 **Tenant Acknowledgement** _____

348 **16. HOLDING OVER:** Tenant shall be liable for double the Monthly Rent in the event that Tenant retains possession of all or any
349 part of the Premises after the Ending Date of this Lease. Landlord may at its sole option, upon written notice to Tenant, create a month-
350 to-month tenancy between Landlord and Tenant under the same terms and conditions of this Lease. Additionally, if Tenant retains
351 possession of all or any part of the Premises after the Ending Date of this Lease and pays less than double the Monthly Rent and Landlord
352 accepts payment, this shall become a month-to-month tenancy, and not a year-to-year tenancy, between Landlord and Tenant under the
353 same terms and conditions of this Lease.

354 **17. HEAT AND WATER:** If heat is included in the Monthly Rent, Landlord will provide the supply of heat at no additional cost to
355 Tenant from September 15 through June 1 of each year at a level prescribed by statute or local ordinance. Water in reasonable quantities,
356 strictly for residential use, is included in the Monthly Rent.

357 **18. UTILITIES AND UTILITY COST DISCLOSURE:** Tenant shall be responsible for paying, or for reimbursing the Landlord for
358 the actual costs thereof, the following separately billed utilities:

- 359 Gas \$ _____ per year [ESTIMATED] Cost Unknown
- 360 Electric \$ _____ per year [ESTIMATED] Cost Unknown
- 361 Heating Fuel \$ _____ per year [ESTIMATED] Cost Unknown
- 362 Water \$ _____ per year [ESTIMATED] Cost Unknown
- 363 Sewer \$ _____ per year [ESTIMATED] Cost Unknown

364 If Tenant fails to pay any of the above, Landlord may pay them on Tenant's behalf. In such event Tenant shall promptly reimburse
365 Landlord for all such payments, plus any penalties paid by Landlord, upon demand by Landlord. Tenant is responsible for the provision
366 and direct payment to utility providers for the utilities NOT included in the rent as outlined in this Lease. Tenant is required to establish
367 accounts with the utility providers no later than the Lease Beginning Date. Should Landlord become obligated for payment of any utility
368 for which Tenant is liable under the terms of this Lease, such payment by Landlord shall become an additional rent payment due and
369 payable by Tenant.

370 **Tenant Acknowledgement** _____

371 **19. LIABILITY AND INSURANCE:** Landlord will not be liable to Tenant for any damage to Tenant's person or property or agents,
372 employees, guests or invitees other than for Landlord's gross negligence. Tenant will indemnify and hold Landlord harmless from all
373 claims of any nature. Tenant acknowledges the need for safeguarding personal property and valuables and insuring liability and contents
374 at said Premises. During the term of this Lease, Tenant shall be required to maintain renter's insurance during the term of this Lease

375 listing Landlord as an additional insured. Such insurance policy shall be subject to Landlord approval, which approval shall not be
376 unreasonably withheld or denied. Tenant shall furnish a copy of said renter's insurance policy to Landlord, prior to move-in.

377 **20. ABANDONMENT:** The Premises shall be deemed abandoned when the criteria set forth in the Cook County Residential Tenant and
378 Landlord Ordinance have been met, and Landlord shall have the right to relet the Premises and dispose of Tenant's possessions in the
379 manner prescribed by law.

380 **21. NOTICES:** Any legal notice or demand may be served by tendering it to any person thirteen years old or older residing on or in
381 possession of the Premises; or by certified mail addressed to Tenant, return receipt requested; or by posting it upon the Premises door,
382 if no authorized person under the Lease is in possession of the Premises. Further, except when a statute or ordinance requires notice to
383 be sent by a particular means, Tenant agrees that all Tenant and building notices may be delivered by electronic communication (email)
384 to any email address listed on Page 1 for Tenant. This is including but not limited to, late rent notices, notices of entry, fine notices,
385 building maintenance updates, and lease renewal options. Tenant agrees to inform Landlord immediately in writing of any email address
386 change. "Written notice" may take the form of handwritten, typed or printed documents, mailed documents, or electronically mailed or
387 messaged documents.

388 **22. DAMAGE OR DESTRUCTION:** If the Premises or any part of the property is destroyed or damaged to an extent that makes the
389 Premises uninhabitable, this Lease may be terminated in accordance with applicable statutes or ordinances. In such an event, Landlord
390 does not undertake any covenant to repair or restore the Premises to the habitable condition.

391 **23. LANDLORD'S TITLE:** Tenant shall commit no act which could in any way encumber Landlord's title to the property of which
392 the Premises forms a part. In the event that Tenant does create or cause any encumbrance against the title, it shall be cured within five
393 (5) days after demand by Landlord. Any encumbrance created by Tenant shall constitute a material breach of this Lease.

394 **24. LEGAL EXPENSES:** Tenant shall be liable for all costs incurred by Landlord as a result of Landlord's efforts to enforce any
395 provision of this Lease, including, but not limited to, any breach of the provisions of the preceding paragraph, to the extent permitted
396 by court rules, statute or local ordinance.

397 **25. LITIGATION ESCROW:** In the event that Tenant withholds rent in excess of that allowed by statutes or local ordinance, and
398 Landlord institutes a lawsuit in Eviction to regain possession of the Premises, or in contract to enforce any provision of this Lease,
399 Tenant shall place such excess rent with the Clerk of Circuit Court, pending disposition of the lawsuit.

400 **26. SURRENDER OF POSSESSION:** Provided that the Landlord has not otherwise terminated this Lease:

401 a) If the Tenant has resided in the Premises for more than six (6) months, and provided that the Landlord has served a notice of intent
402 not to renew this Lease at least sixty (60) days prior to the Lease Ending Date, then Tenant shall surrender possession of the Premises
403 and shall return the keys to Landlord or Landlord's Agent on the Lease Ending Date.

404 If the Landlord does not serve a notice of Landlord's intent not to renew this Lease at least sixty (60) days prior to the Lease Ending
405 Date, then Tenant may continue to reside in the Premises upon the same terms and conditions as in the last month of this Lease at the
406 most recent non-discounted full monthly rent amount for up to one hundred twenty (120) days after the date on which the Landlord
407 serves a notice of intent not to renew this Lease.

408 b) Surrender of possession shall also be deemed to have occurred if Tenant returns the keys to Landlord or Landlord's Agent at or
409 prior to the expiration of this Lease.

410 **27. SUBORDINATION OF LEASE/ESTOPPEL:** This Lease is subordinate to all mortgages upon the property of which the Premises
411 forms a part, either in place at the time of Lease execution, or which may be placed upon the property at any time during the term of this
412 Lease. Tenant shall execute any estoppel letter required by any mortgage lender or purchaser of the property, relative to the affirmation
413 of the Tenant's Lease status.

414 **28. EMINENT DOMAIN:** If all or part of the Premises or the property of which the Premises forms a part is condemned, expropriated
415 or otherwise regulated by any governmental authority in a manner which would prevent lawful occupancy, this Lease shall be terminated
416 and Tenant shall not be entitled to any compensation.

417 **29. HEIRS AND ASSIGNS:** All of the promises, covenants and agreements and conditions contained herein shall be binding upon
418 and inure to the benefit of the heirs, executors, administrators, successors and assigns of Landlord and Tenant.

419 **30. ACCEPTANCE OF RENT AND TENANT BREACH:** Except where a breach is for non-payment of rent, Landlord may accept
420 rent after a Tenant breach and the rent will be retained for use and occupancy of the Premises and shall not serve to extinguish Landlord's
421 rights and remedies relative to any lawsuit that may be filed or in progress at the time of Tenant breach.

422 **31. TIME OF THE ESSENCE:** Time is of the essence for the payment of rent and the performance of each and every covenant, term,
423 agreement and condition of this Lease, and Tenant shall be held in strict compliance with same.

424 **32. SEVERABILITY:** In the event that any provision, paragraph, rule or covenant contained in this Lease is deemed invalid or
425 unenforceable, all remaining portions of this Lease shall survive and be construed in their entirety.

426 **33. LANDLORDS'S REMEDIES:** All rights and remedies granted to Landlord hereunder shall be deemed distinct, separate and
427 cumulative and the exercise of one or more thereof shall not waive, extinguish or preclude the exercise of any other right or remedy,
428 unless same is specifically prohibited by court rules, statute or local ordinance. Tenant shall be required to comply strictly with all
429 provisions, covenants and agreements hereunder, and no waiver shall be implied from Landlord's failure to exercise any of its rights or remedies.

Address: _____ Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials

430 **34. NO ADDITIONAL ENERGY DRAINING DEVICES:** Tenant is prohibited from installing any appliance or device to draw
431 electricity, gas, or any other form of energy from any part of the property other than the Premises. Tenant shall further not install any
432 devices which are not deemed ordinary household appliances or fixtures.

433 **35. STORAGE:** Tenant shall not be entitled to storage space outside the Premises, unless additional storage is specified on Page 1.

434 **36. JOINT AND SEVERAL LIABILITY:** All persons executing this Lease shall be jointly and severally liable for the performance
435 of each and every agreement, covenant and obligation hereunder.

436 **37. RE-KEYING OF LOCKS UPON PRIOR TENANT VACATING:** Tenant shall have the right to change or re-key the lock(s) to
437 the Premises, and shall promptly provide notice thereof to Landlord. Tenant shall immediately provide Landlord a copy of the key to
438 the new lock. In the event that Tenant fails to give Landlord the new key upon Landlord's request, such failure shall be deemed an act
439 by Tenant of Material Non-Compliance under the terms of this Lease.

440 **38. CRIMINAL ACTIVITY BY TENANT:** If Tenant(s) or occupant(s), visitors, or guests on one or more occasions, uses or permits
441 the use of the Premises for the commission of a felony or Class A misdemeanor under the laws of Illinois, Landlord shall have the right
442 to void the Lease and recover the Premises. In the event that the Leased Premises are located in a municipality which prohibits Tenant,
443 any member of Tenant's household, Tenant's guest(s) and any person under Tenant's control from engaging in or facilitating criminal
444 activity (as that term is defined by the applicable Municipal Code) within the municipality, which includes the Leased Premises identified
445 herein, Landlord shall have the right to void the Lease and recover the Premises.

446 **39. RULES AND REGULATIONS OF CONDOMINIUM/HOMEOWNERS ASSOCIATION:** If the premises is a condominium
447 or part of a Homeowners Association, Tenant (and any person occupying the premises and any of Tenant's guests, invitees, and/or
448 assigns) shall comply at all times with any and all rules, regulations, bylaws, easements, declarations, covenants, restrictions, directions,
449 and/or other provisions of the Condominium/Homeowners Association for the leased Premises. Tenant (and/or Tenant's assigns) does
450 not obtain any voting rights of Landlord with respect to any matters for which a vote is held by or on behalf of the
451 Condominium/Homeowners Association.

452 **40. ATTORNEY REVIEW:** Within five (5) Business Days after Date of Acceptance, the attorneys for the respective Parties, by
453 Notice, may:

454 a) Approve this Lease; or

455 b) Disapprove this Lease, which disapproval shall not be based solely upon the stated Rent; or

456 c) Propose modifications to this Lease, except for the stated Rent amount, which proposal shall be conclusively deemed a counteroffer
457 notwithstanding any language contained in any such proposal purporting to state the proposal is not a counteroffer. If after expiration of
458 ten (10) Business Days after the Date of Acceptance written agreement has not been reached by the Parties with respect to resolution of
459 all proposed modifications, either Party may terminate this Lease by serving Notice, whereupon this Lease shall be immediately deemed
460 terminated; or

461 d) Offer proposals specifically referring to this subparagraph d) which shall not be considered a counteroffer. Any proposal not
462 specifically referencing this subparagraph d) shall be deemed made pursuant to subparagraph c) as a modification. If proposals made
463 with specific reference to this subparagraph d) are not agreed upon, neither Party may declare this Lease null and void, and this Lease
464 shall remain in full force and effect. If Notice of disapproval or proposed modifications is not served within the time specified herein,
465 the provisions of this paragraph shall be deemed waived by the Parties and this Lease shall remain in full force and effect. If Notice of
466 termination is given, said termination shall be absolute and this Lease rendered null and void upon the giving of Notice, notwithstanding,
467 any language proffered by any Party purporting to permit unilateral reinstatement by withdrawal of any proposal(s). IF TENANT TAKES
468 POSSESSION OR EITHER PARTY FAILS TO SERVE WRITTEN NOTICE WITHIN THE TIME SPECIFIED, THIS PROVISION
469 SHALL BE DEEMED WAIVED BY THE PARTIES AND THIS LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

470 **41. APPLICABLE LAW:** All leases of residential property in Cook County are subject to the terms of the Cook County Residential
471 Tenant and Landlord Ordinance, the requirements of which shall control. See the ordinance for applicability – certain exceptions and
472 exclusions may apply. A summary of the Cook County Residential Tenant and Landlord Ordinance, entitled "Cook County Renter's
473 Rights and Landlord Protections", is attached as an exhibit to this Lease.

474 **42. RULES AND REGULATIONS:**

475 a) Unless permitted on Page 2, no animals are permitted on the property and in the Premises without Landlord's prior written consent,
476 which consent is deemed a license revocable with ten (10) days written notice by Landlord.

477 b) Entry ways, passages, public halls and common areas may not be obstructed in any way, and may not be used for storage, recreation,
478 congregation or play, or in any manner that might endanger any occupant, invitee or licensee of the building.

479 c) All deliveries, except for small packages and mail, must be made through the rear and service entrance, or a special entrance
480 designated for special deliveries.

481 d) Tenant shall not permit anything to be thrown out of the windows or from the balconies of the building.

482 e) No vehicle or bicycle is allowed in the Premises, building or any common area of the property, unless there is a specific area
483 designated for same.

484 f) Incinerators and waste receptacles shall be used in accordance with posted signs, and all items placed therein shall be neatly
485 packaged and deposited. No explosive device or any parcel or item shall be deposited therein which could cause danger.

- 486 g) No sign or advertisement shall be placed in, around or upon any area of the premises or building without prior written consent of
- 487 Landlord, which consent shall constitute a license revocable immediately upon written notice of Landlord.
- 488 h) No items of personal property shall be placed in, around or upon any common area of the building.
- 489 i) No noise or other sound is permitted which disturbs the other occupants from quiet enjoyment of their apartment or common areas
- 490 of the property.
- 491 j) No cooking, baking, or similar activity is permitted outside the kitchen area, except when grills are allowed on the balcony of an
- 492 apartment or patio of a dwelling. However, any liability or loss arising from the use or operation of a grill shall be borne by Tenant.
- 493 k) No vertical or horizontal projection, machinery, device or receiver of any type, including satellite dishes, shall be attached in, around
- 494 or upon any part of the Premises or the property without the Landlord's written consent.
- 495 l) No unsightly or unsanitary practice which could undermine the sanitation, health or appearance of the building interior or exterior
- 496 shall be permitted.
- 497 m) No activity carried on within the Premises or common areas of the property will be permitted which threatens the health, safety or
- 498 property of any building occupant, or of Landlord.
- 499 n) Plumbing and electrical facilities in the Premises shall be maintained diligently and neatly at all times.
- 500 o) The use of water furniture is prohibited.
- 501 p) If the building is served by an elevator, Tenant must reserve move-in and move-out times in accordance with Landlord's policies.
- 502 q) Smoking is permitted is not permitted under this Lease. Landlord's policy on smoking, if any, is attached.
- 503 r) These Rules and Regulations are not exhaustive and may be supplemented or modified from time to time upon written notice to Tenant.

504 **43. ENTIRE AGREEMENT:** This document and the documents incorporated herein are the entire agreement of the Parties and no
 505 representations of either party are binding unless contained herein. No oral statements will be binding on either Party. This Lease may
 506 only be modified by mutual agreement of the Parties. The following are hereby incorporated herein and made part of this Lease:

507 _____

508 **THIS IS A LEGALLY BINDING CONTRACT, ONCE SIGNED AND DELIVERED. PRIOR TO THE EXECUTION OF THIS**
 509 **LEASE, LANDLORD AND TENANT ARE ENCOURAGED TO CHECK ORDINANCES AND REGULATIONS TO VERIFY**
 510 **THE REQUIREMENTS OF THE APPLICABLE GOVERNMENTAL AUTHORITY IN WHICH THE PREMISES IS**
 511 **LOCATED.**

512 IN WITNESS WHEREOF, the parties have signed and sealed this Lease on the date herein.

513 DATE OF OFFER _____ DATE OF ACCEPTANCE _____

514 _____
 515 TENANT SIGNATURE LANDLORD SIGNATURE

516 _____
 517 TENANT SIGNATURE LANDLORD SIGNATURE

GUARANTEE

519 For value received, the undersigned hereby guarantees the payment of the rent and the performance of the covenants by the Tenant of
 520 the terms of the Lease.

521 _____ DATE _____
 522 GUARANTOR SIGNATURE

523 _____
 524 PRINT GUARANTOR'S NAME GUARANTOR'S PHONE

525 _____
 526 GUARANTOR'S ADDRESS

527 _____
 528 CITY, ZIP

529

FOR INFORMATION ONLY

530

531 Tenant's Cell Phone Number(s)

Landlord's Cell Phone Number(s)

532

533 Tenant's Other Phone Number(s)

Landlord's Other Phone Number(s)

534

535 Tenant's E-Mail Address

Landlord's E-Mail Address

536

537 Tenant's E-Mail Address

Landlord's E-Mail Address

538

539 Tenant's Brokerage MLS#

Landlord's Brokerage MLS#

540

541 Tenant's Designated Agent MLS #

Landlord's Designated Agent MLS #

542

543 Phone Fax

Phone Fax

544

545 Tenant's Designated Agent's E-Mail

Landlord's Designated Agent's E-Mail

546

547 Tenant's Attorney

Landlord's Attorney

548

549 Phone Fax

Phone Fax

550

551 Tenant's Attorney's E-Mail

Landlord's Attorney's E-Mail

PRE-1978 HOUSING RENTAL AND LEASES DISCLOSURE OF INFORMATION



LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

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, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

- _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
 - Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- _____ (b) Records and Reports available to the seller (check one below):
 - Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____
 - Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

- _____ (c) Lessee has received copies of all information listed above.
- _____ (d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgment (initial or enter N/A if not applicable)

- _____ (e) Lessor's Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
- _____ (f) Lessee's Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information they have provided is true and accurate.

Lessor _____	Date _____	Lessee _____	Date _____
Lessor _____	Date _____	Lessee _____	Date _____
Agent _____	Date _____	Agent ¹ _____	Date _____

Property Address: _____

¹ Only required if the lessee's agent receives compensation from the lessor.

(This disclosure form should be attached to the Lease.)





ILLINOIS REALTORS® DISCLOSURE OF INFORMATION ON RADON HAZARDS TO TENANTS



Radon Warning Statement

Each tenant in this residence or dwelling unit is notified that the property may present exposure to levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of death in private homes and the leading cause of lung cancer in nonsmokers. The lessor of any residence is required to provide each tenant with any information on radon test results of the dwelling unit that present a radon hazard to the tenant.

The Illinois Emergency Management Agency (IEMA) strongly recommends that ALL rental properties have a radon test performed and radon hazards mitigated if elevated levels are found in a dwelling unit or a routinely occupied area of a multiple family residence. Elevated radon concentrations can easily be reduced by a radon contractor.

Dwelling Unit Address: _____

Lessor's Disclosure (initial each of the following which applies)

- _____ Lessor has no knowledge of elevated radon concentrations (or records or reports pertaining to elevated radon concentrations) in the dwelling unit.
- _____ Radon concentrations (at or above the IEMA recommended Radon Action Level 4.0 pCi/L) are known to be present within the dwelling unit.
- _____ Lessor has provided the tenant with copies of all available records and reports, if any, pertaining to radon concentrations within the dwelling unit.

Tenant's Acknowledgment (initial each of the following which applies)

- _____ Tenant has received copies of all information listed above.
- _____ Tenant has received the pamphlet "Radon Guide for Tenants".

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she provided is true and accurate.

Lessor _____	Date _____
Lessor _____	Date _____
Tenant _____	Date _____
Tenant _____	Date _____



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE
EXHIBIT A: LANDLORD EXEMPTION NOTICE DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 The unit under this rental agreement is exempt from the regulations and provisions of the RTLO, except
2 Section (Sec. 42-813) which prohibits lockouts.

3 **RTLO exemptions include:**

- 4 1. Transient occupancy in a hotel or motel;
- 5 2. Residence at a public or private medical, extended care facility, geriatric facility, convent, monastery, religious
6 institution, temporary overnight shelter, transitional shelter, educational dormitory, or in a structure operated for the
7 benefit of a social or fraternal organization;
- 8 3. Occupancy under a contract sale of a dwelling unit if the occupant is the purchaser;
- 9 4. Occupancy in a cooperative apartment by a shareholder of the cooperative;
- 10 5. Occupancy by an employee of a landlord whose occupancy is conditional upon employment in or about the premises;
- 11 6. Residential buildings in which occupancy is limited to six (6) units or less and which are owner-occupied;
- 12 7. A residential unit that is a single-family home, including a single condominium unit, provided that:
 - 13 a) This is the only residential unit leased by the owner,
 - 14 b) The owner or immediate family member has actually resided at the property for at least one (1) month in
15 the 12 months prior to marketing the property,
 - 16 c) The owner (not a management company) personally manages the unit, and
 - 17 d) The owner is not a corporation.
- 18 8. Dwelling units in hotels, motels, inns, bed-and-breakfast establishments, rooming houses, and boardinghouses, but
19 only until such time as the dwelling unit has been occupied by a tenant for 32 or more continuous days and tenant
20 pays a monthly rent, exclusive of any period of wrongful occupancy contrary to agreement with an owner. No landlord
21 shall bring an action to recover possession of such unit, or avoid renting periodically, in order to avoid the application
22 of this Article. Any willful attempt to avoid application of this Article by an owner may be punishable by criminal or
23 civil actions.

24 _____
25 Tenant Name (Print)

26 _____
27 Tenant Signature

Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT C: MOVE-IN FEE DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 Tenants moving into the unit are responsible for move-in fee. The fees are related to the costs associated with the
 2 move. The following is a list of estimated costs incurred by the Landlord.

3 Check all boxes that apply.

4 Estimated Amount

5 _____ Trash and/or debris removal

6 _____ Administrative oversight

7 _____ Security of building

8 _____ Cleaning and maintenance

9 _____ Elevator reservation

10 _____ Damages to hallway or stairwell

11 _____ Homeowners Association (HOA) Fee for move-in / out

12 _____ Processing of mailbox identification

13 _____ Processing of entrance to property and property amenities

14 _____ Fees not listed above:

15 _____
 16 _____
 17 _____
 18 _____

19 _____
 20 Tenant Name (Print)

21 _____
 22 Tenant Signature

 Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT E: 60-DAY LEASE TERMINATION DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 Lease termination notices must be sent to tenants at least sixty (60) days prior to the Lease termination.
 2 Please be advised that Tenant(s) are not required to acknowledge the Lease termination any earlier than sixty (60)
 3 days prior to the scheduled termination.

4 The Lease Agreement for the property at address (include unit number):
 5 _____

6 Will expire on this date:
 7 _____, 20____

8 Please be aware that a written record of this tenant notification will be on file with the date and type of communication
 9 (email, mail, text, etc.) the notification was sent to the Tenant. The termination must be acknowledged in some form
 10 by the Tenant. It does become effective on the expiration date even if there is no acknowledgment by the Tenant.

11 _____
 12 Tenant Name (Print)

13 _____
 14 Tenant Signature _____
Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT F: BED BUG REMEDIATION DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 This is to acknowledge that bed bugs have been detected. This confirms that service to eliminate bed bugs will occur
 2 as soon as possible.

3 A record of this notice will be saved within the Tenant’s file.

4 Notice to the Tenant was sent via *[CHECK ONE]*:

- 5 Email
- 6 Text Message
- 7 Mail
- 8 Verbal, directly to the Tenant

9 Date notice sent: _____, 20_____

10 _____
 11 Tenant Name (Print)

12 _____
 13 Tenant Signature

_____ Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 SECURITY DEPOSIT RECEIPT**



1 _____
 2 Landlord

3 _____
 4 Tenant

5 _____
 6 Leased Premises Address

7 Security Deposit Amount: \$ _____

8 Paid By: Cash Check Money Order Cashier's Check

9 Received From: _____

10 Name / Address of financial institution where funds will be held:

11 _____

12 A record of providing this disclosure will be saved within the Tenant's file.

13 Date provided: _____, 20____

14 _____
 15 Tenant Name (Print)

16 _____
 17 Tenant Signature

_____ Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT J: FORECLOSURE DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 The rental property located at:
 2 _____

3 Is currently subject to litigation seeking foreclosure of the mortgage secured by the property.

4 A record of providing this notice will be saved within the Tenant’s file.

5 Date notice sent: _____, 20____

6 _____
 7 Tenant Name (Print)

8 _____
 9 Tenant Signature _____
Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT K: CODE VIOLATIONS DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 All code violations have been resolved for the property within in the last year / twelve (12) months.

2 No code violations have been issued for the property within the last year / twelve (12) months.

3 The following code violations have been issued to this property within the past year / twelve (12) months:

4 _____

5 _____

6 _____

7 _____

8 _____

9 _____

10 _____

11 Tenant Name (Print)

12 _____

13 Tenant Signature

Date



MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE



EXHIBIT L: CHANGE OF OWNERSHIP, MANAGEMENT, AGENT DISCLOSURE

County Residential Tenant and Landlord Ordinance (RTLO)

1 The rental property located at:

2 _____

3 Address

4 _____

5 City / State

6 Transferred [*CHECK ALL THAT APPLY*]:

7 Ownership

8 Management

9 **FROM:**

10 _____

11 Owner

12 _____

13 Manager / Management Company

14 **TO:**

15 _____

16 Owner

17 _____

18 Manager / Management Company

19 Contact Info: _____

20 _____

21 A record of this notice will be saved within the Tenant's file.

22 Date notice sent: _____, 20____

23 _____

24 Tenant Name (Print)

25 _____

26 Tenant Signature

_____ Date



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE
SECURITY DEPOSIT RECEIPT**



1 Date of Receipt: _____

2 Security Deposit Amount: \$ _____

3 _____

4 Leased Premises Address

5 Description of Property: _____

6 [I.E. 2 BED, 2 BATH CONDO]

7 Landlord Name: _____

8 Tenant Name: _____

9 Received By:

10 _____

11 **PRINT NAME** of person receiving security deposit to transfer to Landlord

12 _____

13 **SIGNATURE** of person receiving security deposit to transfer to Landlord

14 Tenant hereby acknowledges and agrees to the following:

15 1. Tenant provided a security deposit (the “Security Deposit”) payable to Landlord on date listed above in the
16 amount of \$ _____. Tenant understands and agrees that _____ (Brokerage)
17 will not retain the Security Deposit and is accepting the Security Deposit from the Tenant solely to send the same to
18 the Landlord to facilitate the completion of the lease transaction.

19 **2. Upon transfer of the Security Deposit, Landlord is solely responsible for complying with all state and local**
20 **laws and regulations relating to the Security Deposit; and Tenant hereby waives and releases all claims, known**
21 **and unknown, present and future, against the Brokerage and its affiliates, licensees, shareholders, directors,**
22 **officers, members, managers, employees, agents, representatives, successors, and assigns from any and all**
23 **costs, expenses, claims, demands, liabilities, and fees relating to and arising out of the Security Deposit.**

24 I acknowledge receiving a copy of this Security Deposit Receipt and agree to the above terms.

25 _____

26 Tenant Name (Print)

27 _____

28 Tenant Signature

_____ Date



Cook County Commission on Human Rights

Cook County Renters Rights and Landlord Protections

RESIDENTIAL TENANT LANDLORD ORDINANCE SUMMARY

This is a summary of the RTLO Ordinance. The landlord must attach this Summary when offering a rental agreement and at any offering for renewal. If it is not provided, you may let the landlord know that they have 2 days to provide it. If the landlord does not, a renter may terminate their lease.

WHAT RENTAL UNITS ARE COVERED BY THE RTLO? (Sec. 42-802)

All rental units are subject to the anti-lockout provisions. For all other regulations, almost all rental units in suburban Cook County are included (including mobile homes and subsidized units) except:

- Units in owner occupied buildings with six or fewer units
- Units in hotels, motels, rooming houses, unless rent is paid on a monthly basis and unit is occupied for more than 32 days
- School dormitory rooms, shelters, employee's quarters, non-residential rental properties, and owner-occupied co-ops

A single-family home or condominium if (1) the owner is only renting that one rental property, and (2) the owner or an immediate family member has lived in the home within the year

BUT: If the residence is in an exempted unit, the landlord must notify a prospective tenant whether they are excluded from the Ordinance before accepting any fees.

IMPORTANT: This is a summary of the Residential Tenant Landlord Ordinance (RTLO). You should review the Ordinance if you have questions. You may want to consult with an attorney, an advocacy organization, or a professional association before making important decisions.

You can get a copy of the Ordinance at <https://cook-county.legistar.com>. You can find this summary translated in multiple languages on the Department of Human Rights website.

Cook County Renters Rights and Landlord Protections

LOCKOUTS PROHIBITED (Sec. 42-813)

This section applies to every residential rental unit. There are no exceptions.

- A landlord may not change or remove the locks, remove doors of a rental unit, cut off heat, utility or water service, remove tenant's personal property, or interfere with the tenant's use of the apartment.

REMEDY: The tenant may sue the landlord to get back into the unit, attorney's fees, and damages (twice the actual damages or 2 months' rent, whichever is greater).

WHAT ARE THE TENANT'S RIGHTS? (Sec. 42-805)

The tenant has the right to:

- A "habitable" unit and property maintained in compliance with the relevant building codes (Sec. 42-805(C))
- Adequate heat
- 48-hour notice before the landlord enters the unit except in emergencies
- A home free of bedbugs
- General rules, which must be in writing, about the tenant's use and occupancy of the unit.

WHAT DOES THE TENANT HAVE A RIGHT TO KNOW? (Sec. 42-805)

The landlord must disclose certain information to the tenant:

- The owner's or manager's name, address, and telephone number, including when there is a change of ownership
- Estimated or average utility costs for the past 12 months paid by the tenant to the landlord or utility company, if known by the landlord
- If the property has had any building code violations in the last year
- If a municipality or other utility company threatens to cut off utility service
- If the property has any known lead hazards
- If the landlord has or gets a foreclosure notice.

REMEDY: If the landlord does not disclose this information, the tenant must give the landlord a notice of 2 business days and wait to see if the landlord provides the information. If not, the tenant may be able to end the rental agreement.

WHAT CAN BE INCLUDED IN A LEASE? (Sec. 42-804)

A written or verbal lease agreement may not include certain provisions, including:

- Giving up rights to notices (like a 5-day notice)
- Giving up the right to a jury trial

Cook County Renters Rights and Landlord Protections

- Preventing the tenant from saying negative statements about the landlord
- Requiring the tenant to give a longer amount of notice for moving than the landlord gives the tenant for not renewing the lease
- Letting the landlord apply rent payments to other costs that the landlord charges to the tenant (like utilities)
- Setting late fees of more than \$10 if the rent is \$1000 or below and more than \$10 plus 5% for any amount of rent over \$1000
- Requiring the tenant to pay attorney's fees in an eviction case.

WHAT CAN THE TENANT DO IF THE LANDLORD DOES NOT MAINTAIN THE UNIT? (Sec. 42-806)

The tenant must give the landlord a written notice and time to make repairs. If the landlord does not make repairs after notice of 14 days, the tenant may:

- Hold back a reasonable portion of rent to reflect the reduced value of the unit;
- Make minor repairs costing less than the greater of \$500.00 or one-half month's rent and submit receipts to the landlord to deduct that cost from rent
- End the lease when severe violations are present and vacate within 30 days
- File a court case for damages and injunctive relief
- In case of a fire or other disaster, find another place to stay and end the lease.

BUT: A tenant may not use these remedies if the tenant or guest caused the condition.

WHAT CAN THE TENANT DO IF THE LANDLORD FAILS TO PROVIDE ESSENTIAL SERVICES (HEAT, RUNNING OR HOT WATER, ELECTRICITY, GAS, OR PLUMBING)? (Sec. 42-806(D))

If the landlord fails to correct the condition after the tenant gives written notice, the tenant may:

After 24 hours –

- 1) Withhold a reasonable portion of rent to reflect the reduced value of the unit
- 2) Get services, and internet if the lease requires it, and deduct costs from rent after giving receipts to the landlord
- 3) Recover damages and reasonable attorney fees or
- 4) Make landlord pay for substitute housing until condition fixed.

After 72 hours –

- 1) End rental agreement and
- 2) Vacate unit within 30 days.

BUT: The tenant may not exercise this remedy if the tenant or utility supplier caused the condition.

Cook County Renters Rights and Landlord Protections

WHAT ARE TENANT'S DUTIES UNDER THE ORDINANCE? (Sec. 42-807)

The tenant, the tenant's family, and invited guests must:

- Comply with the obligations imposed on tenants by relevant municipal codes
- Keep their unit safe, use appliances in a safe manner, dispose of their garbage, and not deliberately damage or remove any property
- Not disturb the other tenants
- Allow reasonable access to the unit with landlord notice of, for example, routine and emergency maintenance, unit inspections and to show the unit
- Notify the landlord in writing within 48 hours of seeing bed bugs.

WHAT ARE THE LANDLORD'S RIGHTS? (Sec. 42-808)

The landlord may adopt reasonable rules and regulations for the safety of their property and the convenience of co-located tenants. Landlords must provide a copy of the rules and regulations before the tenant moves in. If the landlord adopts the rules after the tenant moves in, the new rules do not apply to the tenant until the tenant agrees in writing.

CAN THE LANDLORD ACCESS A UNIT? (Sec. 42-808(B))

- A tenant must allow reasonable access to enter the unit if the landlord gives 2 days' notice by mail, telephone, written notice or other means designed in good faith to provide notice.
- A landlord may give a general notice to all tenants if the landlord needs to make a repair on common areas or in other nearby units.
- The landlord may enter the unit without prior notice if emergency or repairs require access immediately. If emergency access was necessary, the landlord must provide tenant with notice of entry within 2 days after the emergency entry.
- Otherwise, the landlord should enter at reasonable times (8:00 AM – 8:00 PM or at tenant's request).

A tenant landlord may enter the rental unit to:

- Inspect the premises as required by a government agency
- Make necessary repairs, alterations, improvements where access is required.
- Supply necessary services
- Show the unit to a prospective purchasers or workmen
- Show the dwelling unit to prospective tenants within 60 days of the expiration of the rental agreement.

REMEDY: If the landlord makes an unlawful or unreasonable entry, repeatedly demands entry, or makes the tenant feel harassed, the tenant may file suit and recover 1 month's rent or twice the damages, whichever is greater, and attorney's fees.

Cook County Renters Rights and Landlord Protections

WHAT IF THE TENANT VIOLATES THE LEASE? (Sec. 42-809)

LATE RENT. If the tenant pays rent late, the landlord can charge a late fee. If the tenant does not pay rent, the landlord may give the tenant a 5-day notice.

- The late fee is \$10 if the rent is \$1000 or less.
- If the rent is more, the late fee is \$10 plus 5% of the amount over \$1000.

REMEDY:

- The tenant has the right to pay the back rent during the 5-day notice. If the tenant does not pay, the landlord can file an eviction.
- The tenant still has the right to pay the rent and certain additional costs after the landlord has filed an eviction case. If rent and fees are paid in full, then the landlord must dismiss the case. The tenant can only “pay and stay” and cause the landlord to dismiss a court case 1 time.

OTHER LEASE VIOLATIONS

If the tenant violates the lease in a material way other than not paying rent, the landlord may give the tenant a 10-day notice.

REMEDY: The tenant has the right to fix the problem within the 10 days. If the landlord accepts the rent due or does not file an eviction 30 days after giving either a 5-day or a 10-day notice, then the landlord cannot file an eviction case.

OTHER NON-RENEWAL. The landlord needs to give the tenant a 60-day notice to renew or end the lease.

REMEDY: If the landlord does not give a 60-day notice, the tenant may stay for 120 days after written notice is given. During this time, the terms and conditions of the lease stay the same.

WHAT HAPPENS IF THE LANDLORD THINKS THE TENANT HAS ABANDONED THE UNIT? (Sec. 42-809(B)(2))

If the landlord believes that the tenant has abandoned the unit, the landlord can try to rent it to someone else. The landlord may decide that the tenant has abandoned the unit only if the tenant:

- Gave the landlord written notice that the tenant has abandoned the unit, or
- Has not been in the unit for 32 days, removed their property, and not paid rent.

If the landlord believes that the tenant has abandoned possessions in the unit, the landlord needs to hold onto the property and determine its value.

- For property without value: Throw away after 7 days without notice.
- For property with value: Give tenant written notice to remove property within 7 days. Landlord may sell the property and keep the proceeds for the tenant. The landlord may keep the money if the tenant does not claim it within 1 year.

Cook County Renters Rights and Landlord Protections

CAN THE LANDLORD ACCEPT SUBLEASES? (Sec. 42-809)

The landlord should accept reasonable subleases.

If a tenant moves prior to the end of the rental agreement, the landlord must make a good faith effort to find a new tenant at a fair rent.

BUT: If the landlord is unsuccessful in re-renting the unit, the tenant remains liable for the rent, as well as the landlord's cost of advertising.

WHAT ARE THE REQUIREMENTS FOR MOVE-IN FEES? (Sec. 42-804)

A landlord may charge a move-in fee, but must:

- Charge a move-in fee only that is reasonable and related to the cost of the tenant moving in
- Give an estimate of the move-in fee which includes detail of the landlord's cost of the tenant moving in
- Not change the name of a fee or deposit to get around these rules.

WHAT HAPPENS WHEN THE TENANT THINKS THE LANDLORD IS RETALIATING? (Sec. 42-812)

The tenant has the right to complain or speak publicly about their tenancy to governmental agencies or officials, police, media, community groups, tenant unions or the landlord.

The landlord cannot retaliate by terminating or threatening to end a lease, increasing rent, decreasing services, bringing or threatening to bring an eviction action, or refusing to renew a lease agreement in reaction to a tenant making a complaint.

The tenant may claim retaliation as a defense to an eviction or as a case against the landlord and shall receive damages and attorney's fees if the tenant succeeds.

BUT: The landlord may still end a lease or increase rent if the landlord has a legitimate reason to do so that is not related to any complaints by the tenant. The landlord may rebut the tenant's retaliation claim from 1-year prior by proving a legitimate, non-retaliatory basis for the conduct. A landlord's behavior is not retaliatory if a code violation was caused by the tenant, family member of the tenant, or guest of the tenant. If a tenant makes a complaint of retaliation after the notice of a rent increase, there will not be a presumption of retaliation.

FREE LEGAL ASSISTANCE:

Call (855) 956-5763
or visit www.cookcountylegalaid.org

Cook County
LEGAL AID
for Housing and Debt



*Helping you resolve eviction, foreclosure,
debt, and tax deed issues.*

www.cookcountylegalaid.org

Cook County Renters Rights and Landlord Protections

WHAT ARE THE SECURITY DEPOSIT REQUIREMENTS? (Sec. 42-811)

A landlord may charge a security deposit, but must:

- Charge no more than 1.5 times monthly rent for security deposit
- Give a receipt for a security deposit that provides the owner's name, the date it was received and a description of the dwelling unit. It must be signed by the person accepting the security deposit, unless the tenant pays the security deposit by electronic funds transfer, then landlord may give an electronic receipt
- Hold all security deposits in a federally insured account in an Illinois financial institution separate from the landlord's other accounts
- Tell the tenant in writing the name of the financial institution where the landlord will deposit the security deposit
- Inform the tenant of the new account if the landlord transfers the security deposit into a new account
- Return the security deposit within 30 days after the tenant moves out
- Only keep money from the security deposit if the tenant owes rent or court fees, if the landlord has gone to court (but not attorney's fees) or for reasonable costs that the landlord has paid for the repair of the unit (but not costs for "ordinary wear and tear")
- Provide a detailed explanation of the costs within 30 days if the landlord has kept money from the security deposit for repair
- Be responsible to return the security deposit if the landlord sells the property until the first landlord gives the money to the second landlord and gives the tenant written notice; then the second landlord is responsible for the security deposit.

REMEDY: If the landlord charges too much for security deposit, does not return the security deposit, or does not give the tenant proof of the expenses for any repairs deducted from the security deposit, the tenant may sue the landlord and shall receive damages equal to 2 times the security deposit plus attorney's fees.

If the landlord makes a mistake with the paperwork on the security deposit, the tenant must first give the landlord a notice and wait 2 business days to see if the landlord corrects the paperwork. If the paperwork is not corrected, the tenant may sue the landlord.

If the landlord does not give the proper receipt for the security deposit, the tenant is entitled to the immediate return of the security deposit.



Day-to-Day Prevention

- ◆ Bed bugs are excellent hitchhikers, so be extra careful when traveling (see tips below).
- ◆ Change and wash bedding regularly.
- ◆ Do not bring second-hand furniture into your home unless you have thoroughly inspected and cleaned the items first.
- ◆ Reduce clutter.

Traveling Tips

- ◆ Inspect mattress and headboard with flashlight.
- ◆ Keep bags, luggage, and backpacks off the bed. Inspect and then use a luggage rack.
- ◆ Never place clothes, or jackets, on bed or couch. Do not store clothes in dresser.
- ◆ If you are concerned about exposure, after travel, seal all items in plastic bags until time for washing or treatment.
- ◆ Unpack clothes directly into washer / dryer.
- ◆ Inspect luggage closely with flashlight and magnifying glass for bed bugs upon returning home.

Bites and Disease

Bed bugs are not known to transmit disease. Bites are often painless and occur at night while you are sleeping. Some people suffer allergic reactions and develop painful swelling.

The important thing is to act fast — before they have time to multiply.

Pesticide Safety First!
Read the Label.

How to Hire a Pest Control Operator

- ◆ Call several licensed and insured companies, compare services and get written estimates.
- ◆ Insist on and check references.
- ◆ Look for companies that:
 - ◆ offer an IPM solution
 - ◆ offer both chemical and non-chemical treatment options
 - ◆ give a pre-treatment check-list
 - ◆ perform pre-treatment inspection
 - ◆ recommend both interceptors and encasements
 - ◆ offer two or more service visits and follow-up



Before Using Pesticides

- ◆ Some pesticides are considered minimum risk. EPA does not register and check for effectiveness of these products. These products do not have EPA registration numbers on the label.
- ◆ Never use outdoor pesticides indoors.
- ◆ Some pesticides and total release foggers are highly flammable. Improper use may cause a fire.
- ◆ Never overuse pesticides. More is not better!
- ◆ Read, understand, and follow the label-use directions.

For more information on bed bugs and IPM go to:
www.epa.gov/bedbugs
Pesticide Poisoning: Call 1-800-222-1222

Bed Bug Prevention, Detection and Control

Bed bugs are parasites that seek out sleeping people or animals for a blood meal. After feeding, they hide. It is challenging, but not impossible, to prevent, detect and control bed bugs due to their small size and ability to squeeze into cracks and crevices, where they are often unnoticed.

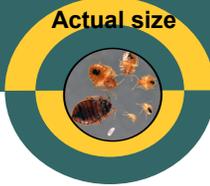
Pesticides alone generally will not eliminate bed bugs. Effective bed bug control requires Integrated Pest Management (IPM). IPM is an environmentally sensitive approach to pest management that relies on knowledge of the pest, plus common sense practices, such as inspection, monitoring, reducing clutter, the use of physical barriers, and the judicious use of pesticides.



Be Alert, Be Aware,
Bed Bugs Could be Anywhere!



735F12013



Early detection and prompt response will avoid larger problems.

Bed Bug Identification

- ◆ Eggs: tiny, white, and glued to surfaces.
- ◆ Nymphs are light colored, from 1/16th".
- ◆ Adults are rusty red, apple seed sized, 3/8".
- ◆ Six legs, oval, flattened from top to bottom.
- ◆ Do not jump or fly, but are good runners.
- ◆ They tend to congregate together.
- ◆ They can live several months without a blood meal.
- ◆ **Important:** Capture several examples of the pest and have them identified by a qualified expert before taking any further actions.

Signs of Bed Bugs

- ◆ Small, whitish shed skins and rusty spots on bed linens which are droppings and blood stains from crushed bugs.
- ◆ Live bed bugs of any size.
- ◆ Eggs and casings among droppings or in crevices where adults hide.
- ◆ An offensive, sweet, musty odor from the bed bugs when infestations are severe.
- ◆ You may have red, itchy welts or rashes from bites; however, bite marks are **not** a reliable indication of a bed bug infestation.

Where do Bed Bugs Hide?

- ◆ Mattresses, box springs, bed frames and head boards (along seams and piping, under handles and labels).
- ◆ Under the thin dust cloth on bottom of box spring.
- ◆ Seams and fabric folds in curtains and under furniture, including chairs and sofas.
- ◆ Under wall-to-wall carpeting and padding.
- ◆ Anywhere there are cracks, crevices or nail holes in walls, and under wood moldings and baseboards.
- ◆ Under loose wallpaper and seams, and where ceiling and wall meet.
- ◆ In and behind picture frames and mirrors.
- ◆ Clothing and clutter stored in closets, under beds and elsewhere.
- ◆ Inside switch plates, electrical outlets, clocks, computers, phones, televisions and smoke detectors.
- ◆ On and in recently used luggage, backpacks and bags.



Don't pass bed bugs onto others!

Caulk cracks and spaces Interceptor under leg



Integrated Pest Management

1. Physical Control Methods

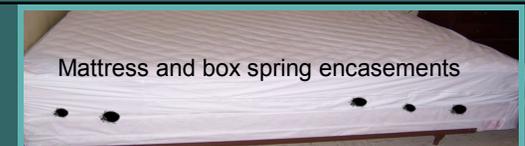
- ◆ Vacuuming reduces bed bug populations. Clean and vacuum bed bug prone areas daily. Immediately seal and dispose of vacuum bag.
- ◆ Install encasements on mattress and box spring.
- ◆ Install bed bug interceptors under bed and furniture legs.
- ◆ Make the bed an island: Keep bed away from wall and do not let bedding touch the floor.
- ◆ Remove clutter where bed bugs can hide.
- ◆ Isolate infested items in sealed plastic bags or containers. Treat items in hot dryer for 30 min.
- ◆ Clean and scrub seams / folds with detergent.
- ◆ Seal cracks where bed bugs can hide.
- ◆ If you live in an apartment or other multi-family dwelling, and you see a bed bug, contact your landlord immediately.

2. Non-chemical Controls

Items that cannot be washed or dried may be steamed, heated or frozen using specialized equipment. Raising the indoor temperature with a thermostat or space heaters will not work, nor will placing items in the home freezer. Contact a bed bug management professional for advice.

3. Pesticide Controls

Pesticides are an important part of the IPM toolbox. Please view cautions listed — over.



Bed bugs are no one's fault. They don't discriminate - anyone can have them.