



MAINSTREET REALTORS®
RESIDENTIAL LEASE



(INTENDED TO BE A LEGALLY BINDING CONTRACT)

Not to be used for rental property in either the City of Chicago or Cook County.

1 Leased Premises Address:

2 TENANT

3 Name(s) _____

4 _____

5 Address [if different from above] _____

6 City, State, Zip _____

LANDLORD

Name(s) _____

Address [REQUIRED] _____

City, State, Zip _____

Summary of Rights for Safer Homes

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

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

14 1) Under the Illinois Safe Homes Act, you have the right to end your lease early and not pay future rent when you move
15 from your rental place because of a threat of domestic violence or sexual violence.

16 a. To end your lease early, you must give written notice that you are leaving to your landlord before or within three
17 days of permanently leaving (for example, by removing all of your belongings and turning over your keys to the
18 landlord or property manager) or have left your rental place because you are under an imminent threat of
19 domestic violence or sexual violence there. You can also end your lease early by written notice and
20 documentation because sexual violence occurred at your rental place within the last 60 days or later, if
21 circumstances prevented you from telling the landlord sooner.

22 b. You are responsible for paying rent for the period prior to providing written notice and then permanently leaving,
23 but you are not responsible for future rent after that and cannot be charged an "early lease break fee." Your
24 landlord should also return your security deposit if there is no previous unpaid rent or damage to your rental
25 place beyond normal wear and tear.

26 2) You also have the right to change your locks to prevent further domestic violence or sexual violence at your rental place.

27 a. To exercise this right, you need to provide written notice to the landlord that you are under an imminent threat
28 of domestic or sexual violence and provide one of the following forms of documentation evidencing this threat:
29 1. Medical, court, or police evidence; or,
30 2. A statement from an employee of a domestic violence or other victim services organization from whom
31 you or a member of your household sought service.

32 The landlord must change or give you permission to change the locks within 48 hours of your notice and
33 documentation, at your reasonable expense. If your landlord does not change the locks within 48 hours, you can
34 change the locks and give your landlord the new key within 48 hours. If the person seeking to harm you or a
35 household member is also a tenant on your lease, you need to provide to the landlord a plenary order of protection
36 or plenary civil no contact order granting you exclusive possession of the residence instead of one of the forms
37 of documentation.

38 3) Your landlord will be liable to you for your actual damages up to \$2,000 and reasonable attorney's fees if they disclose
39 to a prospective landlord that you used the Safe Homes Act or share any information you provided when using the Safe
40 Homes Act.

41 LEARN MORE ABOUT THE SAFE HOMES ACT (765 ILCS 750) FROM ILLINOIS LEGAL AID AT ILAO.INFO/DVLEASES

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

44 Printed Name: _____ Signature: _____ Date: _____

45 Printed Name: _____ Signature: _____ Date: _____

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

47 Page 1 of 4

48 V.2025-12.3

____ Tenant Initial _____ Tenant Initial _____ Landlord Initial _____ Landlord Initial

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

52 You cannot be evicted solely because:

- 53 • You or your household members are a victim of an actual incident of domestic violence, dating
54 violence, sexual assault, or stalking;
- 55 • You or your household members received threats of domestic violence, dating violence, sexual assault,
56 or stalking;
- 57 • Criminal activity in the form of domestic violence, dating violence, sexual violence, or stalking against
58 you or a member of your household;
- 59 • You did not knowingly consent to a person entering your rental place that the landlord has barred, or
60 if the barred person is permitted by court order to enter your rental place.

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

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

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

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

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

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

78 Printed Name: _____ Signature: _____ Date: _____

79 Printed Name: _____ Signature: _____ Date: _____

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

81 Page 2 of 4

82 V.2025-12.3

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

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

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

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

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

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

99 **7) Utility companies are required to defer the initial credit and deposit requirements for a period of
100 60 days for a residential customer or applicant who is a victim of domestic violence.**

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

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

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

109 Printed Name: _____ Signature: _____ Date: _____

110 Printed Name: _____ Signature: _____ Date: _____

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

112 Page 3 of 4

113 V.2025-12.3

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

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

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

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

122 **Cook County Legal Aid for Housing and Debt Hotline** – Provides free legal assistance for tenants facing eviction in Cook County.
123 • (855) 956-5763

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

126 **Illinois Legal Aid Online** – Provides free legal information and resources in English and Spanish, including easy legal forms, sample
127 letters and referrals to legal aid organizations.
128 • Go to illinoislegalaid.org

129 **Land of Lincoln Legal Aid** – Legal aid organization that provides free legal representation to survivors under the Safe Homes Act
130 and has an eviction hotline. Land of Lincoln Legal Aid has five offices and four satellite offices that serve 65 counties throughout
131 central and southern Illinois.
132 • Go to lincolnlegal.org/apply-for-legal-services
133 • Eviction Hotline: (855) 601-9474
134 • Other housing issues, call Legal Advice and Referral Center: (618) 394-7300

135 **Legal Aid Chicago** – Legal aid organization that provides free legal representation for low-income renters in Chicago and suburban
136 Cook County. Legal Aid Chicago has a Fair Housing Project and is a HUD enforcement agency. Legal Aid Chicago provides
137 assistance with housing issues including: subsidized housing; breaking a lease or changing locks under the Safe Homes Act; and
138 eviction defense.
139 • Go to legalaidchicago.org/get-help
140 • Fair Housing Intake Line: (312) 423-5909

141 **Life Span** – Legal aid organization that provides free legal services to survivors of domestic violence and sexual assault who need to
142 break their lease or change their locks under the Safe Homes Act. Life Span provides services to survivors in Chicago and suburban
143 Cook County.
144 • Go to life-span.org/get-help
145 • Legal assistance: (312) 408-1210

146 **North Suburban Legal Aid Clinic** – Legal aid organization that provides free legal representation for low-income renters in Lake
147 County and north suburban Cook County who are facing eviction, need to break a lease under the Safe Homes Act, or have other
148 landlord/tenant issues.
149 • Go to nslegalaid.org/get-help/housing

150 **Prairie State Legal Services** – Provides free legal assistance to survivors under the Safe Homes Act. Prairie State Legal Services has
151 11 offices located in Bloomington, Galesburg, Joliet, Kankakee, Moline, Ottawa, Peoria, Waukegan, West Suburban (West Chicago)
152 and Woodstock.
153 • Go to pslegal.org/How-To-Get-Started
154 • Domestic Violence Line: (844) 388-7757

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

157 Printed Name: _____ Signature: _____ Date: _____

158 Printed Name: _____ Signature: _____ Date: _____

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

160 Page 4 of 4

161 V.2025-12.3

Term of Lease		Monthly Rent	Security Deposit (if any)
Beginning	Ending		
Non-Refundable Move-In Fee (if any): <i>[ATTACH MOVE-IN FEE DISCLOSURE IF REQUIRED BY ORDINANCE]</i>		\$	
Pet Deposit (if any): <input type="checkbox"/> Refundable <input type="checkbox"/> Non-Refundable		\$	
Leased Premises Address:			

157 **TENANT** **LANDLORD**
158 Name(s) _____ Name(s) _____
159 _____
160 Premises Address _____ Address *[REQUIRED]* _____
161 City, State, Zip _____ City, State, Zip _____

162 Notice is hereby provided pursuant to Illinois statute that Landlord Tenant is an Illinois Real Estate Licensee.
163 If Dual Agency applies, check here and complete Paragraph 19.

164 **LANDLORD CONTRIBUTION TO TENANT BROKERAGE COMPENSATION:** *[INITIAL ONLY ONE OF THE*
165 *FOLLOWING SUBPARAGRAPHS A OR B]*

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

170 *[INITIALS]* _____ b) Landlord will not contribute to Tenant’s Brokerage compensation.

171 In no event may Tenant’s Brokerage receive compensation from any source that exceeds the amount or rate as set
172 forth in the tenant representation agreement.

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

175 The Tenant acknowledges receiving and separately executing the above applicable document(s).
176 **Tenant Acknowledgement** _____

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

180 The Tenant acknowledges receiving and separately executing the above applicable document(s).
181 **Tenant Acknowledgement** _____

182 **Flood Disclosures:** Prior to signing this lease, Tenant has received the Disclosure of Potential Flooding in Rental and Lease
183 Agreements.

184 The Tenant acknowledges receiving and separately executing the above applicable document(s).
185 **Tenant Acknowledgement** _____

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

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

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

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

243 **4. MAINTENANCE AND REPAIRS:** Tenant will keep the Premises in good and sanitary condition at Tenant's sole
244 expense during the term of this Lease and during any renewal period or extension thereof. Tenant will maintain the fixtures
245 and mechanical systems in good operating order, and will further be responsible for the following: [CHECK ALL THAT APPLY]

- 246 Snow / ice removal from driveways and sidewalks Lawn mowing
247 Landscape maintenance (other than lawn mowing) Scavenger service
248 _____ _____

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

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

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

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

263 **5. USE, SUBLET, ASSIGNMENT:** The Premises will be used and occupied as a private, single-family premises by: [LIST
264 INDIVIDUAL NAMES] _____

265 _____
266 and no others. Tenant will not permit the Premises to be used for any unlawful purpose or purposes that will injure the
267 reputation of the Premises or of the neighborhood, and will not permit the Premises to remain vacant or unoccupied for
268 more than thirty (30) consecutive days. Tenant will not allow the Premises to be used for any purpose that will increase the
269 rate of insurance thereon, nor for any purpose other than that herein specified. Tenant will neither assign this Lease nor
270 sublet the Premises without the prior written consent of Landlord; such consent will not be unreasonably withheld.
271 Landlord's consent in this instance will not waive Landlord's right to refuse subsequent assignments or sub-lettings nor will
272 Landlord's consent release Tenant from liability under this Lease. Shared Housing Units, short-term rentals, short-term
273 license agreements, or rooms for rent are not allowed under this Lease without the express written consent of the Landlord.

274 **6. POSSESSION:** Landlord will tender possession of Premises not later than the beginning date of this Lease. Possession
275 shall be deemed to have been given when Landlord delivers to Tenant the keys for the unoccupied Premises. If Landlord does
276 not deliver possession of the Premises to Tenant as stipulated herein, Tenant may cancel and terminate this Lease, with written
277 notice to Landlord. In this instance, neither party will be liable to the other and any sums paid by Tenant under this Lease will
278 be refunded. If Tenant accepts late delivery of the Premises, then the rent will be reduced on a pro-rated daily basis for that
279 monthly term from the date of actual possession. The term of this Lease will not be extended by any such late delivery.

280 **7. ALTERATIONS AND IMPROVEMENTS:** Tenant will not make any alterations or improvements, including
281 decorating, without the prior written consent of Landlord. Any alterations or improvements that are made will remain and
282 be surrendered upon termination of this Lease. Any such acceptance will not relieve Tenant for any costs incurred by
283 Landlord as a result of any alterations or improvements. Tenant shall be responsible for all costs incurred by Landlord as a
284 result of any unapproved alteration or improvement.

285 **8. COMPLIANCE:** Tenant will in every respect comply with applicable local ordinances with the rules and orders of the
286 health officers thereof, with the orders and requirements of the police department, with the requirements of any underwriters'
287 association so as not to increase the rates of insurance upon the building and contents thereof, with the rules and orders of
288 the fire department with respect to any matters coming within their jurisdiction, with the rules and bylaws of any applicable
289 homeowner's association and with any Landlord's rules attached hereto.

290 **9. DAMAGE BY FIRE OR CASUALTY:** If the Premises is damaged by fire or other casualty not due to Tenant's
291 negligence, Landlord will begin repairs as soon as possible. If the damaged Premises is uninhabitable, the rent will cease
292 until the repairs are made. If the Premises is not restored to habitable condition within days [IF BLANK, THEN SIXTY (60) DAYS]
293 this Lease may be terminated at the option of Tenant upon written notice to Landlord. If Landlord decides not to repair or
294 re-build, Landlord may terminate this Lease by giving Tenant immediate written notice and Tenant will surrender the
295 Premises to Landlord. Landlord shall be responsible for all costs of repair of the Premises, provided the damage is not
296 caused by any willful act or negligence on the part of Tenant. If the damage is caused by Tenant's willful act or negligence,

Tenant Initial _____ Tenant Initial _____ Landlord Initial _____ Landlord Initial

297 Tenant shall be responsible for all costs of repair of the Premises and Tenant shall remain obligated to pay all rent and other
298 charges through the end of this Lease, regardless of the habitability of the Premises.

299 **10. CONDEMNATION:** If any part of the Premises is taken by any authority for any public or quasi-public purpose or
300 use or a settlement or a compromise or a settlement in lieu thereof be made that would substantially alter the intended use
301 of the Premises, this Lease will terminate from the date when possession of the Premises is taken. Tenant will have no right
302 to any damages awarded or settlement made in this regard.

303 **11. DEFAULT:** If rent or any other sum due Landlord is unpaid; if there is default in compliance with any term of this
304 Lease; if the Premises is abandoned, deserted or vacated by Tenant; or if the Landlord is otherwise entitled under the law,
305 then Landlord will have the right to terminate this Lease in accordance with any applicable statute or ordinance. In any
306 action with respect to this Lease, the Parties are free to pursue any legal remedies at law or in equity and the prevailing Party
307 in litigation shall be entitled to collect reasonable attorney fees and costs from the non-prevailing Party as ordered by a court
308 of competent jurisdiction.

309 **12. HOLDOVER:** Tenant will deliver possession of the Premises to Landlord upon expiration or termination of this Lease. If
310 Tenant fails to do so, Tenant will pay an amount equal to three (3) times the monthly rent specified in this Lease for each month
311 or portion thereof that Tenant remains in possession of the Premises. Tenant will have no rights in the Premises and will be a
312 tenant in sufferance. Tenant will pay to Landlord any damages and costs incurred by Landlord as a result of any holding over.
313 Acceptance of rent after expiration or termination of this Lease will constitute a renewal on a month-to-month basis.

314 **13. LIABILITY AND INSURANCE:** Landlord will not be liable to Tenant for any damage to Tenant's person or property
315 or agents, employees, guests or invitees other than for Landlord's gross negligence. Tenant will indemnify and hold
316 Landlord harmless from all claims of any nature. The Tenant acknowledges the need for safeguarding personal property
317 and valuables and insuring liability and contents at said Premises. During the term of this Lease the Tenant shall be required
318 to maintain renter's insurance policy with Landlord as an additional insured. Tenant shall furnish a copy of said renter's
319 insurance policy to the Landlord. Such insurance policy shall be subject to Landlord approval, which approval shall not be
320 unreasonably withheld or denied. Tenant shall furnish a copy of said policy to Landlord, prior to move-in.

321 **14. RIGHT OF ACCESS TO SHOW PREMISES TO PROSPECTIVE TENANTS AND PURCHASERS:** Landlord shall have
322 the right to show the Premises to all prospective Tenants and purchasers, and any of Landlord's other invitees, in accordance with local
323 statutes and ordinances. Tenant shall permit reasonable access to Landlord upon receiving two (2) days' notice by mail, telephone,
324 written notice or other means of Notice as defined in Paragraph 16 below designed in good faith to provide notice. With such notice,
325 Landlord shall also have the right to access the Premises to take photographs/video of the Premises for marketing purposes. Tenant shall
326 be liable for any damages caused to Landlord for failure to cooperate under this provision. Tenant shall not interfere with Landlord's
327 efforts to lease, market, or sell the Premises, and Tenant shall be liable for any damages caused by breach of this provision. Tenant will
328 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
329 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
330 Participants or Subscribers of the Multiple Listing Services (MLS), and their authorized licensees. Landlord's agents are authorized to
331 affix a keybox to the Premises and, provided the Tenant is absent, any MLS Participant or Subscriber associated with the MLS shall
332 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
333 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
334 the interior of the Premises through the use of said keybox. Tenant acknowledges the need for safeguarding personal property and
335 valuables and agrees to indemnify pursuant to the terms of Paragraph 13.

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

337 **Tenant Acknowledgement** _____

338 **15. SUBORDINATION:** This Lease is subject to and subordinate to the lien of all mortgages now or hereafter placed on any
339 part of Landlord's property that includes the Premises, to any extensions and renewals thereof and to advances now or thereafter
340 made on the security thereof. Tenant will execute such instruments evidencing subordination at Landlord's request. If Tenant
341 fails to comply with such request, Tenant hereby irrevocably empowers Landlord to do so in Tenant's name.

342 **16. NOTICE:** All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney.
343 Notice to any one of the multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- 344 a) By personal delivery; or
- 345 b) By mailing to the addresses recited herein on Page 1 by regular mail and by certified mail, return receipt requested. Except
346 as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
- 347 c) By facsimile transmission. Notice shall be effective as of date and time of the transmission, provided that the Notice
348 transmitted shall be sent on Business Days during Business Hours. In the event Notice is transmitted during non-business
349 hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or

Tenant Initial _____ Tenant Initial _____ Landlord Initial _____ Landlord Initial

Address: _____

- 350 d) By e-mail transmission if an e-mail address has been furnished by the recipient Party or the recipient Party's attorney to
351 the sending Party or is shown in this Contract. Notice shall be effective as of date and time of e-mail transmission, provided
352 that, in the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first
353 hour of the next Business Day after transmission. An attorney or Party may opt out of future e-mail Notice by any form
354 of Notice provided by this Contract; or
355 e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following
356 deposit with the overnight delivery company.
357 f) Nothing herein shall be construed as waiving, limiting or modifying in any manner the requirements of any Illinois statute
358 concerning the manner of service of notice or demand for possession of real estate incident to the termination of a lease.

359 **17. SEVERABILITY:** If any part of this Lease is construed to be unenforceable, the remaining parts will remain in full
360 force and effect as though any unenforceable part was not written into this Lease.

361 **18. RULES AND REGULATIONS:** Tenant and other authorized occupants and guests will comply with all occupancy
362 rules and regulations of Landlord, if any, and, with any homeowner association or condominium association rules and
363 regulations as amended from time to time and furnished to Tenant. Failure to comply with the occupancy rules and
364 regulations will be considered a default under the terms of this Lease.

365 **19. CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously consented to
366 _____ (Designated Agent) acting as a Dual Agent in providing brokerage
367 services on their behalf and specifically consent to Designated Agent acting as a Dual Agent with regard to the transaction
368 referred to in this Lease.

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

- 371 a) Approve this Lease; or
372 b) Disapprove this Lease, which disapproval shall not be based solely upon the stated Rent; or
373 c) Propose modifications to this Lease, except for the stated Rent amount, which proposal shall be conclusively deemed
374 a counteroffer notwithstanding any language contained in any such proposal purporting to state the proposal is not a
375 counteroffer. If after expiration of ten (10) Business Days after the Date of Acceptance written agreement has not
376 been reached by the Parties with respect to resolution of all proposed modifications, either Party may terminate this
377 Lease by serving Notice, whereupon this Lease shall be immediately deemed terminated; or
378 d) Offer proposals specifically referring to this subparagraph d) which shall not be considered a counteroffer. Any
379 proposal not specifically referencing this subparagraph d) shall be deemed made pursuant to subparagraph c) as a
380 modification. If proposals made with specific reference to this subparagraph d) are not agreed upon, neither Party may
381 declare this Lease null and void, and this Lease shall remain in full force and effect.

382 **If Notice of disapproval or proposed modifications is not served within the time specified herein, the provisions of**
383 **this paragraph shall be deemed waived by the Parties and this Lease shall remain in full force and effect. If Notice**
384 **of termination is given, said termination shall be absolute and this Lease rendered null and void upon the giving of**
385 **Notice, notwithstanding any language proffered by any Party purporting to permit unilateral reinstatement by**
386 **withdrawal of any proposal(s). IF TENANT TAKES POSSESSION OR EITHER PARTY FAILS TO SERVE**
387 **WRITTEN NOTICE WITHIN THE TIME SPECIFIED, THIS PROVISION SHALL BE DEEMED WAIVED BY**
388 **THE PARTIES, AND THIS LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.**

389 **21. OTHER TERMS OR PROVISIONS:**

- 390 a) Pets are are not permitted under this Lease. If pets are permitted, such permission is limited as follows:
391 type/breed: _____ weight _____ number of _____.
392 b) In addition to any other remedies afforded to Landlord under this Lease, Landlord may charge Tenant an amount
393 equal to 5% of the monthly rent for any returned check. Two occurrences of returned checks during the term of this
394 Lease, including any extension of the term thereof, will require all future rental payments by Tenant to be made by
395 cashiers or certified check.
396 c) Tenant shall pay \$ _____ (if blank, then landlord's actual cost or ten dollars (\$10.00), whichever is
397 greater) for each and any lost key replaced by Landlord.
398 d) Tenant will not install satellite dishes, antennae or cables for television, radio, sound equipment, computer equipment
399 or Internet access without Landlord's written consent in each case, and shall remove same and restore all walls or
400 other appurtenances prior to vacating Premises.
401 e) Landlord is required to re-key all locks prior to possession.
402 f) Smoking is permitted is not permitted on the premises under this Lease. Landlord's policy on smoking, if any,
403 is attached.

Tenant Initial _____ Tenant Initial _____ Landlord Initial _____ Landlord Initial

Address: _____

404 **22. ENTIRE AGREEMENT:** This document and the documents incorporated herein are the entire agreement of the
405 Parties and no representations of either party are binding unless contained herein. No oral statements will be binding on
406 either party. This Lease may only be modified by mutual agreement of the Parties. The following are hereby incorporated
407 herein and made part of this Lease:
408 _____

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

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

414 DATE OF OFFER _____ DATE OF ACCEPTANCE _____

415 _____
416 TENANT SIGNATURE LANDLORD SIGNATURE

417 _____
418 TENANT SIGNATURE LANDLORD SIGNATURE

419 **GUARANTEE**

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

422 _____ DATE _____
423 GUARANTOR SIGNATURE

424 _____
425 PRINT GUARANTOR'S NAME GUARANTOR'S PHONE

426 _____
427 GUARANTOR'S ADDRESS

428 _____
429 CITY, ZIP

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 _____