



CHICAGO ASSOCIATION OF REALTORS®
Rider 23 – Furnished Lease Rider
This Contract is Intended to be a Binding Real Estate Contract



1 This Furnished Lease Rider ("**Rider**") is made a part of and incorporated into the Chicago Residential Lease between
 2 _____ ("**Tenant**") and
 3 _____ ("**Landlord**") dated _____ ("**Lease**")
 4 for the property commonly known as _____ ("**Premises**").

5 I. Except as modified by this Rider (and any other riders entered into by and between Tenant and Landlord), all of the terms
 6 and conditions contained in the Lease remain in full force and effect. In the event of any conflict between the terms and
 7 conditions of this Rider and the terms and conditions of the Lease, the terms and conditions of this Rider shall prevail. Capitalized
 8 terms used in this Rider and not defined shall have the meaning ascribed to such terms in the Lease.

9 II. Landlord will provide the following furniture and other personal property (collectively, "**Landlord Personal Property**") as
 10 part of the Lease. Tenant shall not remove from the Premises, alter or modify Landlord Personal Property without the prior written
 11 permission from Landlord. Tenant shall use Landlord Personal Property only for its intended use. At the termination of this Lease
 12 and upon surrender of the Premises, all Landlord Personal Property, including but not limited to the items listed below, shall be in
 13 the same condition as they were on the Lease Beginning Date, normal wear and tear excepted. Landlord may at its sole option use
 14 all or part of the Security Deposit (if any) to repair and/or replace any lost or damaged Landlord Personal Property caused directly
 15 or indirectly by Tenant, or Tenant's occupants, visitors, or guests.

[List of Landlord Personal Property Attached]

17 **Tenant(s) Signature:**

Landlord(s) Signature:

18 _____
 Date

_____ Date

19 _____
 Date

_____ Date

20 _____
 Date

_____ Date

