

## **Residential Lease Agreement**

This lease agreement made and entered into on this 24<sup>th</sup> day of September, 2013, between John Jackson (hereafter referred to as "Landlord") and Frank and Kate Thomas (hereafter referred to as "Tenant.") The Landlord is the owner of this property in Cook County, Illinois, with a street address of 1416 W. 24<sup>th</sup> Street, Chicago, IL 60616.

The Landlord will lease the Premises to Tenant upon the terms and conditions stated here.

**TERM.** Landlord leases to Tenant, and Tenant leases from Landlord, the Premises for a term of one year, such term beginning on September 28, 2013, and ending on September 27, 2014.

**RENT.** The total rent for the term listed here is the sum of eight hundred dollars (\$800.00) payable on the first day of each month of the term. All payments should be made to the Landlord at Landlord's address as written in this agreement.

**SECURITY DEPOSIT.** Tenant shall deposit to Landlord the sum of two thousand dollars (\$2,000). This payment provides security for any damage caused to the Premises by the Tenant during this term of agreement.

**USE OF PREMISES.** The Premises shall be used and occupied by Tenant and Tenant's immediate family, consisting of two people. No part of the Premises shall be used at any time during the term of this agreement for the purpose of carrying on any business or profession.

**CONDITION OF PREMISES.** Tenant has examined the Premises and agrees that they are at the time of this Lease in good order, repair, and in a safe, clean condition.

**ALTERATIONS AND IMPROVEMENTS.** Tenants shall make no changes to the building or improvements on the Premises without prior written consent of Landlord.

**UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises.

**MAINTENANCE AND REPAIR RULES.** Tenant will, at his own expense, keep and maintain the Premises in good condition and repair during the term of this agreement. Tenant shall:

- a. Not block or cover the windows or doors
- b. Not place any locks on any door or window without written consent from Landlord
- c. Not smoke inside the building
- d. Keep all radios, television sets, etc. turned down to a volume level that does not disturb other residents

**LATE CHARGE.** If any payment required to be paid by the Tenant is not made within three (3) days when due, Tenant shall pay to Landlord a late fee in the amount of fifty dollars (\$50.00).

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Questions:**

1. How long is the term of this lease agreement? \_\_\_\_\_
2. How many people are allowed to live in this apartment? \_\_\_\_\_
3. What must the tenant do before making changes to the home? \_\_\_\_\_  
\_\_\_\_\_
4. List two rules in the lease agreement.  
\_\_\_\_\_  
\_\_\_\_\_
5. What does the “Condition of Premises” section say? (Use your own words.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. When is the rent due? \_\_\_\_\_
7. How much will the tenant pay if he pays the rent on the 5<sup>th</sup> day of the month? \_\_\_\_\_