

ILLINOIS RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Tenant Information:

Full Name(s): _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Lease Term:

Start Date: _____ End Date: _____

Rent, Fees and Deposits:

Monthly Rent: _____ USD

Security Deposit: _____ USD

Late Fee: _____

Utilities and Services:

Tenant shall be responsible for payment of all utilities and services not expressly provided by Landlord, including but not limited to electricity, gas, water, sewer, telephone, internet, cable television, and trash removal unless otherwise agreed in writing.

Use and Occupancy:

The Premises shall be used solely for residential purposes by Tenant and Tenant's immediate family members listed in this Agreement. No commercial or unlawful activity shall be conducted on the Premises. Occupancy is limited to the individuals named as Tenants.

Maintenance and Repairs:

Tenant shall keep the Premises in a clean and sanitary condition and shall promptly notify Landlord of any damage or needed repairs. Tenant shall be responsible for damages caused by Tenant's negligence or misuse. Landlord shall maintain the Premises in compliance with all applicable housing codes.

Alterations and Improvements:

Tenant shall not make any alterations, additions, or improvements to the Premises without prior written consent of Landlord, which shall not be unreasonably withheld. Any approved alterations shall become the property of Landlord upon termination of this Agreement unless otherwise agreed.

Pets:

No pets shall be allowed on the Premises without Landlord's prior written consent. If pets are permitted, Tenant shall comply with all applicable pet policies and shall be responsible for any damages or disturbances caused by pets.

Entry by Landlord:

Landlord or Landlord's agents may enter the Premises upon reasonable notice to Tenant for purposes of inspection, repairs, or showing the Premises to prospective tenants or purchasers, except in cases of emergency when no notice is required.

Termination and Renewal:

This Agreement shall terminate at the end of the Lease Term unless renewed in writing by both parties. Tenant shall surrender possession of the Premises in good condition at termination, reasonable wear and tear excepted. Either party may terminate this Agreement upon providing required notice under Illinois law.

Default and Remedies:

If Tenant fails to pay rent or otherwise breaches this Agreement, Landlord may exercise all remedies available under Illinois law, including termination of tenancy and recovery of damages. Tenant shall be responsible for all costs incurred by Landlord in enforcing this Agreement, including reasonable attorney's fees.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without regard to its conflict of law principles.

Severability:

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Entire Agreement:

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements. Any modifications must be in writing signed by both parties.

Signatures:

LANDLORD'S SIGNATURE

Signature: _____

Printed Name: _____

Date: _____

TENANT'S SIGNATURE

Signature: _____

Printed Name: _____

Date: _____

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