

ILLINOIS RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Parties:

Landlord (Name): _____

Landlord Address: _____

Tenant (Name): _____

Tenant Address: _____

Rent and Payments:

Monthly Rent: _____ USD

Security Deposit: _____ USD

Payment Due Date Each Month: _____

Utilities and Services:

Utilities Paid By Landlord: _____

Utilities Paid By Tenant: _____

Use and Occupancy:

Tenant shall use the Premises solely for residential purposes and shall comply with all applicable laws, ordinances, and regulations. No unlawful activities shall be conducted on the Premises. Tenant shall not assign or sublet the Premises without prior written consent of Landlord.

Maintenance and Repairs:

Landlord shall maintain the Premises in a habitable condition in compliance with Illinois law. Tenant shall keep the Premises clean and notify Landlord promptly of any damage or needed repairs. Tenant shall be responsible for any damage caused by negligence or misuse.

Entry by Landlord:

Landlord may enter the Premises during reasonable hours to inspect, make repairs, or show the property to prospective tenants or buyers upon reasonable notice, except in cases of emergency where no notice is required.

Termination and Renewal:

This Lease shall terminate at the end of the Lease Term, unless renewed or extended in writing by both parties. Either party may terminate this Lease in accordance with Illinois law by providing proper written notice.

Default and Remedies:

If Tenant fails to pay rent or otherwise breaches this Lease, Landlord may pursue all remedies available under Illinois

law, including eviction. Tenant may also pursue remedies if Landlord breaches any obligations under this Lease or applicable law.

Governing Law:

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

Entire Agreement:

This Lease constitutes the entire agreement between Landlord and Tenant and supersedes all prior negotiations, representations, or agreements, whether written or oral.

Severability:

If any provision of this Lease is found invalid or unenforceable, the remainder shall continue in full force and effect.

Waiver:

Failure by either party to enforce any provision shall not be deemed a waiver of future enforcement of that or any other provision.

Notices:

All notices under this Lease shall be in writing and delivered by hand, certified mail (return receipt requested), or nationally recognized overnight courier to the addresses set forth herein or as updated by written notice.

Signatures:

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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