

138 E. Beaufort Suite A ♦ Normal, Illinois 61761 ♦ 309/888-4444

Table with 5 columns: DATE OF LEASE, LEASE BEGINS, LEASE ENDS, MONTHLY RENT, SECURITY DEPOSIT

NAME:

ADDRESS:

Month Lease

In consideration of the mutual agreements and covenants set forth below LESSOR hereby leases to LESSEE and LESSEE hereby leases from LESSOR for a private dwelling, the apartment designated above for the above term. All parties listed above as LESSOR and LESSEE herein referred to individually and collectively as LESSOR and LESSEE respectively.

- 1. RENT: LESSEE shall on the first day of each month pay to LESSOR in advance the rent set forth above. A late fee of 10% of the rent due will be charged if rent has not been received in the office of FIRST SITE, LTD. on or before the 5th day of each month.
2. RESIDENT RESERVE ACCOUNT: In addition to the payments set forth herein for rent, LESSEE shall, upon execution hereof, deposit with LESSOR the sum of \$ .00 to be applied against damages to any part of the premises leased hereby;
3. CONDITION OF APARTMENT: LESSEE has examined the apartment and acknowledges that except for the work LESSOR has agreed to do in the application or other in writing. LESSEE is satisfied with the present condition of the apartment and neither LESSOR or LESSEE'S agent have made any representations or promises concerning the physical condition except those specifically set forth in the Lease.
4. USE AND CARE OF THE PREMISES
A. Said premises shall be used by LESSEE solely for residential purposes. Further, LESSEE shall not permit any unlawful or immoral practices to be committed upon the premises, including, but not limited to, drinking by persons under the legal age of twenty-one, selling tickets to parties where drinking by persons under the legal age of twenty-one may occur or the use of a controlled substance by any person may occur wherein that substance or substances is bought, sold or given gratuitously, nor use the premises in a manner which is offensive, noisy or dangerous which may result in an increase of the insurance rate thereon.
B. LESSEE shall be liable for any damage to the premises or the furnishings and appliances within said unit. Upon termination of said Lease, the unit including furnishings and appliances shall be left by LESSEE in a sanitary, clean condition, suitable for immediate lease to another tenant; and any loss, cost or expense occasioned by LESSEE'S failure to do so shall be charged against the aforesaid bond.
C. LESSEE shall have a period of fourteen (14) days from their initial possession date to notify LESSOR in writing of any pests in the leased premises, including bed bugs. LESSOR shall treat the leased premises for pests at its own expense if such notice is received within the fourteen (14) day notice period.
D. RESIDENT POLICY BOOK: LESSEE acknowledges receipt of the Resident Policy Book, made a part hereof by reference, and agrees to abide by all the rules and regulations set forth in this lease and the Resident Policy Book.
E. Without limiting the activities or uses otherwise prohibited by this Lease, the following activities are specifically prohibited:
1. NO PETS SHALL BE PERMITTED UPON THE PREMISES. LESSOR may remove pets without notice. LESSOR is not responsible for removed pets and may release to outdoors.
2. No clothes or wearing apparel shall be hung out of doors or out of the confines of said unit.
3. No pictures or other objects shall be hung or suspended within said unit, except with approved hooks.
4. LESSEE shall not permit or allow any rubbish, waste materials or other products to accumulate upon premises but shall maintain the same in a reasonably clean condition at all times.
5. Padlocks, chain locks or locks of any type on any door exterior or interior are prohibited except locks installed by LESSOR.
6. LESSEE agrees to abide by Town Noise Ordinance. No parties will be held outdoors. Indoor parties shall be small, controlled and not disturb neighbors.
7. LESSEE may not make changes, temporary or permanent, to the unit/building nor install air conditioner or a satellite dish without prior written consent of LESSOR.
8. Cars shall be parked only in designated areas and shall not be driven or parked on grass, yard, or sidewalk.
9. LESSEE is responsible for putting out garbage and returning cans to storage in compliance with municipal regulations governing such actions.
5. TENANT SHALL NOT SUBLET apartment without prior written consent of landlord. There will be a \$125.00 sublease fee to be paid at the time of signing of said sublease.
6. LOCK-OUTS AND ENTRY: LESSEE agrees that he will be liable for a service charge in the event the LESSOR is required to close or reopen the leasehold premises at the request of LESSEE or of government authorities.
7. CHANGE OR TERMINATION OF LEASE: After expiration of the term of this lease as aforesaid, or the expiration for any subsequent lease term to which the parties have assented pursuant to the provisions of paragraph eight, this tenancy may be terminated at any time by mutual consent of the parties, or by either party giving notice to the other not less than thirty (30) days from the first of the month before the date desired to terminate.
8. AUTOMATIC RENEWABILITY: THIS LEASE IS AUTOMATICALLY RENEWABLE. LESSEE agrees that he shall give written notice to LESSOR thirty (30) days prior to the end of the lease term if he does not desire such renewal and that his failure to give such notice shall be deemed an assent to such renewal for an additional subsequent thirty (30) day period upon the conditions herein provided.
9. PERSONAL PROPERTY: LESSEE is responsible for his own insurance on personal property. LESSOR shall have no liability for loss, damage or destruction thereof.
10. JOINT RENTAL RESPONSIBILITY: The term of LESSEE used herein shall be construed to mean LESSEES whenever there is more than one tenant.
11. UTILITIES AND FURNISHINGS: LESSEE hereby authorizes LESSOR to make application in name of any signatory herein for electric, water, and gas, to start the first day of the lease term or move-in date and extend to the end of the lease term.
12. ATTORNEY FEE & COLLECTION COSTS: If LESSEE violates any covenant, term or condition of this Lease, and the LESSOR employs an attorney or collection agency to pursue any violation or breach of this Lease, the LESSEE shall be liable for all the court and legal costs incurred by the LESSOR.
13. SPECIAL PROVISIONS:
14. This Lease Agreement expresses the whole and entire agreement between the parties with reference to the premises, and it cannot be modified or changed by any oral or verbal promise by whosoever made, unless said modification is reduced to writing and acknowledged by he signatures of the parties hereto.
15. It is illegal and against First Site's policy to discriminate on the basis of ones membership to a protected class.
16. Lessee(s) acknowledge(s) receipt of and explanation by Lessor of the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards Form and the parties agree to incorporate that form to the lease herein by reference.
17. Any provision hereof found to be unconscionable or to conflict with the Illinois Revised Statutes shall be void and of no effect and shall not effect in any way the remaining provisions of this Lease Agreement.

First Site, LTD.

LESSEE(S)

LESSEE(S)

By: \_\_\_\_\_ 1. \_\_\_\_\_ 2. \_\_\_\_\_