





Gates & Gables Choice
Forms Instructions
833-MLS-ONLY (833-657-6659)
Questions? Email us at
Questions@gatesandgableschoice.com

1) **Contact and Property Form:** This form must be filled out with ALL Legal Owners of those on the title to the property as well as their contact information.

2) **Listing Form:** Please contact us for your Rental Listing Form

 **Helpful Tip:** It is our experience that Renter's criteria can be simple to extremely detailed so the more information you provide and more detailed you are the more searches you will show up in. For example if I am looking for a 3 bedroom, 2 bathroom home on a cul de sac with a park nearby your home could meet all of my criteria but if you didn't list that you have a park near by then you will not show up in my search.

3) **Change of Listing Form:** This form is needed when you have changes you want to make such as updating the price, editing the remarks, etc. It is also needed when you have any type of status change.


 **IMPORTANT Note:** You MUST submit this form and notify us of ANY accepted offer within 48 hours and you must provide ALL fully executed sales contracts and disclosures within 72 hours per law.

4) **Order Form:** If at any point you would like to add something to your package such as advertising for your Open House, an additional yard sign, lockbox, professional photos or drone videos, etc then you may do so by simply filling out and submitting our order form.

5) **Renewal Form:** Need more time? You can renew your package without paying full price!

 **OR** you can Upgrade your Package!

6) **Upgrade Package Form:** If at any point you would like to upgrade your package you will need to complete this form.

 Upgrading your package not only gives you more time but gives you more features!

7) **Application for Lease & Lease Contract:** We have attached leases for your use if you do not already have one.



Contact and Property Information Form
Gates & Gables Company
833-MLS-ONLY (833-657-6659)
Documents@GatesandGablesChoice.com

Property Information:

Property Address: _____

Was this Home built on or before 1978? (yes or no) _____

Ownership Status:

- Single Married Divorced Separated
 Estate Business Deceased

Seller Information:

PLEASE NOTE: List names of ALL parties on Title to the Property. Must provide all Legal Names as shown on Title.

Seller #1:

Name: _____ Phone: _____ Email: _____

Address: (if different from Property address): _____

Seller #2:

Name: _____ Phone: _____ Email: _____

Address: (if different from Property address): _____

Seller #3:

Name: _____ Phone: _____ Email: _____

Address: (if different from Property address): _____

Forwarding Address

After Sale forwarding address: _____

*If Estate or Business Entity who is the Legal Authorized signer? (Checkmark which seller) 1 _____ 2 _____ 3 _____

Legal Authorized Signature for Entity

Date



Listing Change Form
Gates & Gables Company
 833-MLS-ONLY (833-657-6659)
 Documents@GatesandGablesChoice.com

Seller(s) Name: _____ MLS Number: _____

Property Address: _____

Contact Number: _____ Email: _____

Type of Change:

- Price Change Current Price _____ New Price _____
 - Cancel Listing Effective Date _____
 - Open House Date of Open House _____ Start Time _____ End Time _____
 - Other Specify change to be made: _____
 - Listing Description (Fill in information below)
 - Remarks (Fill in information below)
- _____

Status Change:

Accepted Offer: Date _____ Sale Price _____ Date Closed _____

Type of Offer:

- | | | | | | | |
|----------------------------------|----------------------------------|--------------------------------|---------------------------------|----------------------------------|---------------------------------|--------------------------------|
| <input type="checkbox"/> CONV30 | <input type="checkbox"/> CONV15 | <input type="checkbox"/> FEDVA | <input type="checkbox"/> STVA F | <input type="checkbox"/> HA15 | <input type="checkbox"/> FHA30 | <input type="checkbox"/> ARM |
| <input type="checkbox"/> PRIVATE | <input type="checkbox"/> OWN-FIN | <input type="checkbox"/> CASH | <input type="checkbox"/> WHEDA | <input type="checkbox"/> ASUMFHA | <input type="checkbox"/> ASUMVA | <input type="checkbox"/> Other |
- Back on Market _____
- Active with Offer _____
- Remove Active with Offer _____

 Sellers Printed Name

 Date

 Seller's Signature

An email confirmation will be sent once changes have been made.
 Changes will be made within 24 hours of being received, please allow up to 72 hours for MLS to update the changes.



Order Form

Gates & Gables Company
833-MLS-ONLY (833-657-6659)
Orders@GatesandGablesChoice.com

Property Address: _____

Phone Number: _____ Email Address: _____

Gates and Gables Company has the following options available for purchase that can be added to any package as an “add-on” before and or after initial package purchase. Once you select your add-on’s and submit the form you will be sent an invoice and within 48 hours of payment completion your extras will be processed.

Options available for purchase: (checkmark all that apply):

Yard Signs:

Additional Yard Signs \$40
Open House Sign \$40
Professional Installed Yard Sign \$15

Photography Services & Options:

Professional Photography (10 photos) \$150
Additional 5 Photos (seller provided) \$15
Additional 5 Professional Photos \$30

Floor Plan Services:

Floor Plans \$145
Interactive Floor Plan (add on to floor plan) \$35

3D Tour Services:

3D Tour (up to 2,000 sq. ft.) \$225
3D Tour (additional 500 sq. ft.) \$30
3D Tour & Interactive Floor Plan (unlimited sq. ft.) \$325

Drone & Video Options:

Upload of Drone (provided by Seller) \$125
Upload of Video (provided by Seller) \$125
Professional Aerial Drone Photography \$275
Professional Drone Video & Photos \$375

Virtual Staging Options:

Virtual Staging – Twilight (1 photograph) \$30
Virtual Staging – Paint (1 photograph) \$65
Virtual Staging – Stage (1 photograph) \$85

Additional Advertising Opportunities:

Open House Advertising \$20
Additional MLS Listing (IL/WI) \$200
Rental Listing \$149

Lockbox Options:

Combination Lockbox \$45
Electronic Lockbox \$200 (\$100 fee & \$100 refundable deposit)

Convenience Items:

Appointment Setting Service \$85
Brochure Box \$20
Printable Color Flyer \$20

Sellers Printed Name

Date

Seller’s Signature

Email Completed Forms to: Orders@GatesandGablesChoice.com



Renewal Form
Gates & Gables Company
833-MLS-ONLY (833-657-6659)
Orders@GatesandGablesChoice.com

Property Address: _____

Phone Number: _____ Email Address: _____

I elect to upgrade my Package to the following and pay the corresponding upgrade fee: ("Package Upgrade")

Please Select from the following:

- Renew Land Package (Renewal Fee \$99 - \$50 in Savings)
- Renew Basic Package (Renewal Fee \$199 - \$50 in Savings)
- Renew Premium Package (Renewal Fee \$349 - \$50 in Savings)
- Renew Premium Plus Package (Renewal Fee \$549 - \$150 in Savings)

I understand that by Renewing I accept Flat Fee Terms and acknowledge and agree to be bound by same.

Sellers Printed Name

Date

Seller's Signature

Once you renew and submit the completed form you will be sent an invoice and within 48 hours of payment completion your renewal will be processed.

Email Completed Forms to: Orders@GatesandGablesChoice.com



Package Upgrade Form
Gates & Gables Company
833-MLS-ONLY (833-657-6659)
Orders@GatesandGablesChoice.com

Property Address: _____

Phone Number: _____ Email Address: _____

I elect to upgrade my Package to the following and pay the corresponding upgrade fee: ("Package Upgrade")

Please Select from the following:

- Upgrading from Basic Package to Premium Package (Upgrade Fee \$150)
- Upgrading from Basic Package to Premium Plus Package (Upgrade Fee \$450)
- Upgrading from Premium Package to Premium Plus Package (Upgrade Fee \$300)

I understand that this Package Upgrade may change the terms and conditions that applied to my previous package and by signing below, I confirm the information provided above is accurate, true and complete and accept Flat Fee Terms and acknowledge and agree to be bound by same.

Sellers Printed Name

Date

Seller's Signature

Once you select your Package Upgrade and submit the completed form you will be sent an invoice and within 48 hours of payment completion your upgrade will be processed.

Email Completed Forms to: Orders@GatesandGablesChoice.com



**MAINSTREET ORGANIZATION OF REALTORS®
APPLICATION FOR LEASE**



1 Address of Property: _____
 2 Monthly Rent: \$ _____ Security Deposit: \$ _____
 3 *(Other Fees May Be Required)*
 4 Start Date: _____ End Date: _____

A P P L I C A N T :

5 Name: _____ Phone: _____
 6 Present Address: _____
 7 E-mail Address: _____
 8 Date of Birth: _____
 9 Number of Vehicles: _____
 10 Number to Occupy Premises: Adults: _____ Number of Occupants Under Age 18: _____
 11 Pet(s): *[circle one]* Yes / No Type/Breed: _____
 12 Number: _____ Weight(s): _____
 13 Current Address: _____ *[circle one]* Owned or Leased?
 14 Present Landlord (if applicable): _____
 15 Landlord Phone: _____
 16 Present Rent: \$ _____ Lease: *[circle one]* Yes / No Expires: _____
 17 Reason for Moving: _____
 18 Number of Years at Above Address: _____
 19 Previous Address: _____ From: _____ To: _____
 20 Previous Landlord: _____ Landlord Phone: _____

E M P L O Y M E N T :

21 Employer: _____ Years: _____
 22 Address: _____ Phone: _____ Income: \$ _____ per _____
 23 Position: _____ Supervisor's Name: _____
 24 If less than two years, give former employer: _____ Years: _____
 25 Address: _____ Phone: _____
 26 Position: _____ Supervisor's Name: _____

O T H E R I N C O M E :

27 Source: _____ Amount: \$ _____ per _____
 28 Source: _____ Amount: \$ _____ per _____

R E F E R E N C E S :

29 Name: _____ Relation: _____
 30 Address: _____
 31 Phone: _____ E-Mail: _____
 32 Name: _____ Relation: _____
 33 Address: _____
 34 Phone: _____ E-Mail: _____

O T H E R I N F O R M A T I O N :

35 Name of Nearest Adult Relative Not Living With You: _____ Relation: _____
 36 Address: _____
 37 Phone: _____ E-Mail: _____

43 Any litigation (i.e. evictions, suits, judgments, bankruptcies, foreclosures)? If yes, please provide details and dates: _____
44 _____
45 _____
46 _____

47 When is the best time to contact you? _____

48 What is your preferred method of communication? _____

49 *I certify that I have read the above application and that the information therein is true and correct. I understand that*
50 *incorrect or untrue information shall be grounds for cancellation of the lease. I authorize an investigation to be made*
51 *whereby information is obtained through interviews with my landlord(s) or other(s) with whom I am acquainted. I am*
52 *aware that the Landlord reserves the right to perform a credit and/or background check.*

53 _____
54 Print Name

55 _____
56 Signature

_____ Date



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE**



PLEASE REVIEW PRIOR TO COMPLETING LEASE.

1. This lease is up to date with Cook County and Illinois law for **2022**.
2. The attached lease is in a fillable PDF format to aid in its use.
3. The lease must be used in its entirety. Mandatory attachments for all leases must include:
 - Cook County Renter's Rights and Landlord Protections Summary
 - Environmental Protection Pamphlet and bed bug prevention, detection and control

When applicable, additional attachments might include:

- For properties built prior to 1978, lead based paint pamphlet and disclosure
 - Disclosure of Radon Hazards, if elevated radon known is at or above 4.0 pCi/L, not previously mitigated
 - Exhibit A: Landlord Exemption Notice Disclosure
 - Exhibit C: Move-in Fee Disclosure
 - Exhibit K: Code Violations
4. Fill in each blank. If not applicable, use "N/A" or in the case of no security deposit, use "None".
 5. There are significant rules governing security deposits and "move-in-move-out" fees, notices as well as many nuanced notice requirements, which require compliance by Tenants and Landlords. Landlord is advised to seek legal advice prior to accepting a security deposit.
 6. Users should refer to resource materials published by Illinois REALTORS® in addition to those materials and tutorials disseminated by the Mainstreet Organization of REALTORS® prior to completing this Lease form.
 7. Properties exempt from the regulations and provision of the RTLO are identified in Exhibit A: Landlord Exemption Notice and Disclosure.
 8. This lease does not encompass all of the rights and remedies afforded the parties thereto that are contained in the Cook County Residential Tenant and Landlord Ordinance. See the Ordinance for further details. The Mainstreet Organization of REALTORS® suggests that the parties to this lease consult with legal counsel before becoming contractually obligated hereunder.
 9. Additional Illinois REALTORS® Forms Available Applicable to the Cook County Residential Tenant Landlord Ordinance:

Exhibit A: Landlord Exemption Notice Disclosure

Exhibit B: Prohibited Provisions / Lease Agreements *[OMITTED; CONTAINED IN #10 BELOW]*

Exhibit C: Move-in Fee Disclosure

Exhibit D: Utility Cost Disclosures *[OMITTED; CONTAINED IN PARAGRAPH 18 OF LEASE]*

Exhibit E: 60-Day Lease Termination Disclosure

Exhibit F: Bug Bed Remediation Disclosure

Exhibit G: Copy of RTLO Summary Disclosure *[OMITTED; CONTAINED IN PAGE 2, LINE 35 OF LEASE]*

Exhibit H: Security Deposit Financial Institution Disclosure *[OMITTED; CONTAINED AT THE TOP OF PAGE 1 OF LEASE]*

Exhibit I: Security Deposit Financial Institution Transfer Disclosure

Exhibit J: Foreclosure Disclosure

Exhibit K: Code Violations Disclosure

Exhibit L: Change of Ownership, Management, Agent Disclosure



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE**



10. Cook County RTLO Prohibited Provisions (*the following may not be included in any lease subject to the Ordinance*):
- a) Agreement to waive or to forego rights or remedies under this Article, Illinois state law, or federal law;
 - b) Authorization of a confession of judgment, or any entry of a judgment by a court without written notice or a trial, for any claim, including but not limited to debts, liabilities, damages, and obligations, arising out of the rental agreement;
 - c) Agreement to a waiver of: any written termination of tenancy notice or manner of service thereof provided under state law or this Article, summons, copy of complaint, petition, right to notice, motion, entry of appearance, or other documents from the court as established through judicial process in the manner provided by the Illinois Code of Civil Procedure, 735 ILCS 5/2-201, et seq., or any action, regardless of good cause or cost;
 - d) Agreement to a non-disparagement clause that limits any written or oral statements, remarks, or other communications to be made by tenants regarding the landlord, property, management, staff, officers, directors, representatives, investors, shareholders, administrators, affiliates, employees, affiliated corporations, divisions, or subsidiaries, whether they are public or private, or direct or indirect statements;
 - e) Agreement to the limitation of any liability of the tenant or landlord arising under law or to indemnify the tenant or landlord for any liability or the costs connected therewith;
 - f) Agreement to waive the right of any party to a trial by jury;
 - g) Agreement that in the event of a lawsuit arising out of the tenancy the tenant will pay the landlord's attorney's fees except as provided for by court rules, statute or Ordinance. This paragraph shall also apply to a mobile home owner who rents a manufactured home lot in a mobile home park. The terms "tenant", "manufactured home" or "mobile home," "lot," and "mobile home park," are defined or used in the Mobile Home Landlord and Tenant Rights Act, 765 ILCS 745 et seq.;
 - h) Agreement that either party may cancel or terminate a rental agreement at a different time or within a shorter time period than the other party, unless such provision is disclosed in a separate written notice;
 - i) Agreement that a tenant shall pay a charge, fee or penalty in excess of \$10.00 per month for the first \$1,000.00 in monthly rent plus five (5) percent per month for any amount in excess of \$1,000.00 in monthly rent for the late payment of rent. This paragraph shall also apply to a mobile homeowner who, rents a manufactured home lot in a mobile home park. The terms "tenant", "manufactured home" or "mobile home," "lot," and "mobile home park," are defined or used in the Mobile Home Landlord and Tenant Rights Act, 765 ILCS 745 et seq.;
 - j) Agreement that a tenant shall receive a discount in excess of \$10.00 per month for the first \$1,000.00 in monthly rent plus five (5) percent per month for any amount in excess of \$1,000.00 in monthly rent if the tenant pays rent before a specified date or within a specified time period in the month;
 - k) Agreement that a landlord may apply rent payments to a charge other than rent, including but not limited to utilities, fines, late fees or other charges;
 - l) Agreement that the landlord shall not impose a fee in excess of the reasonable cost of that expense, including, but not limited to, credit-check fees and move-in fees. A landlord shall not rename a fee or charge to avoid application of this prohibition.

Section 42-804 (F)



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE**



For Apartments, Condominium Units, Single Family Homes, and Townhomes
(See exhibits for list of living arrangements not covered)
NOT TO BE USED FOR CHICAGO PROPERTY;
OTHER COMMUNITIES MAY IMPOSE ADDITIONAL REQUIREMENTS
CHECK APPLICABLE MUNICIPALITY

Intended to be a Binding Contract

Term of		Monthly Rent	Security Deposit (if any)
Lease Beginning Date	Lease Ending Date & Time		
Illinois Financial Institution (Name and Address)* where any Security Deposit shall be or is held (if any):			

**If during the pendency of the Lease, Landlord transfers the security deposit from one financial institution to another, Landlord shall notify Tenant in writing of the name and address of the new financial institution within 14 days of the transfer or within a reasonable time, given all circumstances.*

Leased Premises Address:			
Identification of Tenant(s):		Date of Birth*	Landlord(s) or Authorized Management Agent:
Name(s):			Name(s):
		Address:	
Telephone:		Telephone:	
Email:		Email:	

**If required by municipal ordinance.*

[CHECK IF APPLICABLE] _____
(TENANT NAME)

[CHECK IF APPLICABLE] _____
(LANDLORD NAME)

is a real estate licensee in the State of Illinois.

is a real estate licensee in the State of Illinois and has direct or indirect interest in the Premises.

Name(s) of Persons Authorized to Occupy Premises:	Person Authorized to Act on Behalf of Owner for the Purpose of Service of Process and Accepting Notices:
	Name: _____
	Address: _____
	Telephone: _____

1 The individual occupancy of the dwelling unit may not be changed without an amendment to the existing rental agreement reflecting
2 the change in occupancy and shall in no case exceed the maximum occupancy permitted elsewhere in the Municipal Code for that size
3 unit.

4 **For valuable consideration, the sufficiency of which is hereby acknowledged, Landlord(s) agrees to lease to Tenant(s) and**
5 **Tenant(s) agree to lease the Premises from Landlord(s) for use as a private dwelling, and for no purpose not permitted by the**
6 **Cook County Residential Tenant and Landlord Ordinance, together with all fixtures and personal property, listed below (if any)**
7 **in the Premises, for the above Term of Lease, subject to all the terms and conditions of the Lease. Along with the dwelling unit**
8 **described herein, the premises include the following [CHECK ALL THAT APPLY]:**

- 9 Parking space(s) (Identified as _____ and containing _____ parking space(s)).
- 10 Garage (Identified as _____ and containing _____ parking space(s) and _____ transmitter(s)).
- 11 Refrigerator Oven/Range/Stove Microwave Dishwasher Washer Dryer Window Air Conditioner(s) (# _____)
- 12 Storage Locker (Identified as _____) Other (description: _____)

Landlord Initials Landlord Initials _____ Tenant Initials Tenant Initials

13 Pets are are not permitted under this Lease. If pets are permitted, such permission is limited as follows:
 14 type/breed: _____ weight: _____ number of: _____. Further, the following
 15 additional conditions apply (pet deposit/rent): _____.

The following are incorporated into this Lease when indicated	
Non-Refundable Move-In Fee (if any): <i>[ATTACH MOVE-IN FEE DISCLOSURE]</i>	\$ _____
Landlord's Property Insurer (Required for properties with 4 units or more): <i>[NAME, ADDRESS, AND PHONE OF HOMEOWNER INSURANCE COMPANY]</i>	_____
Tenant's Property Insurer: <i>[NAME, ADDRESS, AND PHONE OF HOMEOWNER INSURANCE COMPANY]</i>	_____
Additional Agreements and Covenants: 	

16 NOTE: This is a form lease prepared by the Mainstreet Organization of REALTORS® and is not specific to the legal requirements of
 17 all municipalities in Cook County. The applicable laws and regulations for residential leases frequently change and differ between
 18 municipalities. It is important that you consult with an attorney prior to using this lease.

19 **Tenant Acknowledgement** _____

20 **Lead-Based Paint and Radon Disclosures:** *[SEPARATE DOCUMENTS]* Lead-Based Paint Hazard Disclosure and Protect Your Family
 21 From Lead in Your Home Pamphlet (if property built prior to 1978): Both Attached Separately Not Applicable

22 Disclosure of Radon Hazards: Attached Separately Not Applicable

23 The Tenant acknowledges receiving and separately executing the above applicable document(s).

24 **Tenant Acknowledgement** _____

25 **Notice of Conditions Affecting Habitability:**

26 None Known

27 See Attached

28 Tenant hereby acknowledges that Landlord has disclosed any code violations, code enforcements litigation and/or compliance board
 29 proceedings during the previous twelve (12) months for the Premises and common areas and any notice of intent to terminate utility
 30 service, copies of which, if any, are attached to this Lease.

31 **Tenant Acknowledgement** _____

32 **Tenant hereby acknowledges receipt of the following:**

- 33 Written Notice of Building Code Violation(s) (if any);
- 34 Environmental Protection Agency Pamphlet on bed bug prevention, detection and control;
- 35 Cook County Renter's Rights and Landlord Protections summary pamphlet;
- 36 Security Deposit Receipt (if applicable);
- 37 Homeowners Association Rules & Regulations (if applicable).

38 **Tenant Acknowledgement** _____

39 **Confirmation of Dual Agency:** *[IF APPLICABLE]* Only complete if Licensee is acting as a Dual Agent. Landlord and Tenant confirm
 40 that they have previously consented and agreed to _____ ("Licensee") acting as a Dual Agent in
 41 providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction
 42 referred to in this Lease. *[INITIAL ONLY IF APPLICABLE]*

43 **Landlord Acknowledgement** _____ **Tenant Acknowledgement** _____

 Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials

Address: _____

LEASE COVENANTS AND AGREEMENTS

45 1. APPLICATION: Tenant covenants that all representations made in the Application for this Lease are incorporated into this Lease
46 and made a part of it. Tenant covenants that all information contained in the Application is true and that this information was given as
47 an inducement for Landlord to enter into this Lease, and therefore constitutes a material covenant.

48 Tenant Acknowledgement _____

49 2. TENANT INSPECTION PRIOR TO OCCUPANCY - BUILDING CODE VIOLATIONS: Tenant has inspected the Premises
50 and all common areas of the property to which Tenant has lawful access during the Lease Term, and is satisfied with their general
51 condition and appearance. Tenant further acknowledges that attached hereto are copies, if any, of notices received from the County of
52 Cook or applicable municipality during utility services. Tenant acknowledges that the Premises are in good repair, except as specified
53 below, and that no representations as to the condition or repair thereof have been made by the Landlord, or Landlord's Designated
54 Agent, prior to or at the Date of Acceptance of this Lease, that are not herein expressed. DEFECTS (if any) _____
55 _____

56 Landlord Acknowledgement _____ Tenant Acknowledgement _____

57 3. TENANT RESPONSIBILITY REGARDING BED BUG INFESTATION: Tenant shall be responsible for all requirements and
58 obligations set forth in any applicable municipal or Cook County ordinance deemed "Tenant responsibility" and shall be liable for any
59 and all damages which may occur as a result of Tenant's failure to strictly abide by any requirement as set forth in any applicable
60 municipal or Cook County ordinance concerning any infestation. In the event that an infestation of bed bugs is detected in the Premises
61 the Tenant is to notify the Landlord within forty-eight (48) hours of finding bed bugs and Landlord shall within ten (10) days after (a) a
62 bed bug is found or reasonably suspected anywhere in the Premises or (b) being notified in writing by Tenant of a known or reasonably
63 suspected bed bug infestation in the Premises, provide pest control services by a pest management professional until no evidence of bed
64 bugs can be found and verified.

65 Tenant Acknowledgement _____

66 4. THE RENT: All rent shall be due as of the _____ day of each month, (if blank, then the first day of each month). Unless otherwise
67 agreed in writing, rent shall be uniformly apportioned from day to day.

68 5. LATE FEE: The Monthly Rent shall be automatically increased \$10, plus 5% of the amount by which the Monthly Rent exceeds
69 \$1,000, as additional rent, if received by Landlord more than five (5) days after the due date in the month in which it is due.

70 6. RETURNED BANK ITEMS: If any check or other bank instrument tendered for payment of any Tenant obligation hereunder is
71 returned for insufficient funds, Tenant shall pay Landlord a \$ _____ fee as additional rent, which fee shall not exceed Landlord's
72 actual cost incurred for such check or instrument returned for insufficient funds. Landlord shall further have the right to demand that
73 any such returned item be replaced by a cashier's check or money order. If Tenant tenders more than two checks or bank drafts during
74 the term of this Lease which are returned for insufficient funds, Landlord shall have the right to demand that all future obligations
75 hereunder be paid by cashier's check or money order.

76 7. POSSESSION: Landlord will tender possession of Premises not later than the beginning date of this Lease. Possession shall be
77 deemed to have been given when Landlord delivers to Tenant the keys for the vacant Premises. If Landlord does not deliver possession
78 of the Premises to Tenant as stipulated herein, Tenant may cancel and terminate this Lease, with written notice to Landlord. In this
79 instance, neither party will be liable to the other and any sums paid by Tenant under this Lease will be refunded within forty-eight (48)
80 hours or Tenant may elect to demand performance of this Lease, in which case Tenant may maintain an action for possession of the
81 Premises against Landlord or any person wrongfully in possession thereof, and recover damages sustained by Tenant. If Tenant accepts
82 late delivery of the Premises, then the rent will be reduced on a pro-rated daily basis for that monthly term from the date of actual
83 possession. The term of this Lease will not be extended by any such late delivery.

84 8. SECURITY DEPOSIT: [IF APPLICABLE] If Landlord has accepted a Security Deposit to insure Tenant's specific performance of
85 each and every agreement, covenant, rule and obligation contained in this Lease, Landlord shall have the right, but not the obligation,
86 to use the Security Deposit in whole or part, as a setoff against any default, either in payment of rent or other breach, which results in
87 any loss to Landlord. If Tenant has complied with all obligations under this Lease, Landlord shall, within thirty (30) days after Tenant
88 vacates the Premises, refund the Security Deposit. The Security Deposit shall be held in a Federally Insured account in a bank, savings
89 and loan association, or other financial institution located in the State of Illinois. Interest on the Security Deposit need not be paid unless
90 required by state law or local ordinance. The Security Deposit shall not be allocated by Tenant toward payment of rent. Upon termination
91 of the tenancy, in the case of damage to the Premises, Landlord may deduct from the Security Deposit any reasonable amount necessary
92 to repair any damage caused to the Premises by Tenant (reasonable wear and tear excepted). Landlord shall deliver or mail to Tenant's
93 last known address, within thirty (30) days, an itemized statement of the damages allegedly caused to the Premises and the estimated or
94 actual cost for repairing or replacing each item on the statement, attaching copies of the paid receipts for the repair or replacement; if
95 the estimated cost is provided, Landlord shall provide Tenant with copies of paid receipts, or a certification of actual costs of repairs if
96 the work was performed by Landlord's employees, not more than thirty (30) days from the date the statement showing estimated costs
97 was provided to Tenant.

____ Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials

Address: _____

98 The amount of the Security Deposit shall not exceed one and one-half times the amount of the monthly rent. If the amount of the Security
99 Deposit exceeds one month's rent, Tenant shall have not less than six (6) months to pay, in a lump sum or in equal installments, such
100 portion of the Security Deposit which exceeds one month's rent. Tenant shall be provided a receipt for such lump sum payment or for
101 each installment payment of such excess Security Deposit.

102 **9. USE OF PREMISES:** The Premises shall be occupied exclusively for residential purposes by Tenant and the other persons
103 specifically listed in the Application and any children who may be born to or in the legal custody of Tenant during the Lease term.
104 Unless agreed to in writing by Landlord, no person may occupy the Premises for more than a single two week period, during any single
105 year of the Lease term unless listed in the Application. Neither Tenant nor any person in legal occupancy of the Premises shall perform
106 or permit any practice which could cause damage to the reputation of the building or Landlord, be injurious thereto, illegal, immoral, or
107 increase the rate of insurance on the property. At no time during the Term of this Lease shall more persons reside in the Premises than
108 would be permitted by the applicable building and/or zoning codes for the County of Cook or the applicable municipality.
109 Use of Premises as a Shared Housing Unit (defined as "a dwelling unit containing six (6) or fewer sleeping rooms that is rented, or any
110 portion therein is rented, for transient occupancy by guests") *[CHECK ONE]*:
111 Shared Housing Units, short-term rentals, or rooms for rent ARE ALLOWED ARE NOT ALLOWED under this Lease.

112 **Tenant Acknowledgement** _____

113 **10. TENANT MAINTENANCE OBLIGATIONS:** Tenant shall maintain the Premises in a clean, presentable and safe condition at
114 all times and in accordance with all health, safety and building code regulations. At the termination of this Lease and upon surrender of
115 the Premises, all fixtures, appliances and personal property of Landlord shall be in the same condition as they were on the Lease
116 Beginning Date, normal wear and tear excepted. Landlord may at its sole option use all or part of the Security Deposit (if any) to repair
117 and/or replace any damage to Landlord's property caused by negligent or intentional acts of Tenant, occupants, visitors, or guests or
118 failure to inform Landlord of repairs necessary to prevent damage to the Premises.

119 **11. SUBLEASE:** Tenant shall not sublease any portion of the Premises without the prior written consent of Landlord, which shall not
120 be unreasonably withheld. Landlord may require Tenant to enter a formal written sublease agreement. Any sublease of the Premises
121 shall not release Tenant from Tenant's obligation hereunder, until the full, specific performance and satisfaction of each and every
122 agreement, covenant and obligation hereunder. Tenant shall be liable for any monetary and non-monetary breaches of this Lease caused
123 by Tenant's subtenant.

124 **12. ASSIGNMENT:** Tenant shall not assign this Lease without the prior written consent of Landlord.

125 **13. NO ALTERATIONS:** Tenant shall not make or cause to be made any alteration or addition to the Premises, without the prior
126 written consent of Landlord, and shall under no circumstances install any additional lock or security device to the Premises or the
127 property which could impair Landlord's access.

128 **14. RIGHT OF ACCESS BY LANDLORD:** Tenant shall permit reasonable access to Landlord, and any of Landlord's invitees,
129 agents, or contractors, in accordance with local statutes and ordinances, upon receiving 2 days' notice by mail, telephone, written notice
130 or other means of Notice as defined in Paragraph 21 below designed in good faith to provide notice. Landlord shall have immediate
131 access to the Premises in case of emergency and where repairs or maintenance elsewhere in the building unexpectedly require such
132 access. Landlord shall give Tenant notice of such entry within two (2) days after such entry.

133 **15. RIGHT OF ACCESS TO SHOW PREMISES TO PROSPECTIVE TENANTS AND PURCHASERS:** Landlord shall have
134 the right to show the Premises to all prospective Tenants and purchasers, and any of Landlord's other invitees, in accordance with local
135 statutes and ordinances. Tenant shall permit reasonable access to Landlord upon receiving two (2) days' notice by mail, telephone,
136 written notice or other means of Notice as defined in Paragraph 21 below designed in good faith to provide notice. With such notice,
137 Landlord shall also have the right to access the Premises to take photographs/video of the Premises for marketing purposes. Tenant shall
138 be liable for any damages caused to Landlord for failure to cooperate under this provision. Tenant shall not interfere with Landlord's
139 efforts to lease, market, or sell the Premises, and Tenant shall be liable for any damages caused by breach of this provision.

140 **16. HOLDING OVER:** Tenant shall be liable for double the Monthly Rent in the event that Tenant retains possession of all or any
141 part of the Premises after the Ending Date of this Lease. Landlord may at its sole option, upon written notice to Tenant, create a month
142 to month tenancy between Landlord and Tenant under the same terms and conditions of this Lease. Additionally, if Tenant retains
143 possession of all or any part of the Premises after the Ending Date of this Lease and pays less than double the Monthly Rent and Landlord
144 accepts payment, this shall become a month to month tenancy, and not a year to year tenancy, between Landlord and Tenant under the
145 same terms and conditions of this Lease.

146 **17. HEAT AND WATER:** If heat is included in the Monthly Rent, Landlord will provide the supply of heat at no additional cost to
147 Tenant from September 15 through June 1 of each year at a level prescribed by statute or local ordinance. Water in reasonable quantities,
148 strictly for residential use, is included in the Monthly Rent.

Landlord Initials Landlord Initials _____ Tenant Initials _____ Tenant Initials

149 **18. UTILITIES AND UTILITY COST DISCLOSURE:** Tenant shall be responsible for paying, or for reimbursing the Landlord for
 150 the actual costs thereof, the following separately billed utilities:

Check if Applicable	Utility:	Estimated Annual Cost:	Check if Cost is Unknown
	Gas		
	Electric		
	Heating Fuel		
	Water		
	Sewer		

151 If Tenant fails to pay any of the above, Landlord may pay them on Tenant’s behalf. In such event Tenant shall promptly reimburse
 152 Landlord for all such payments, plus any penalties paid by Landlord, upon demand by Landlord. Tenant is responsible for the provision
 153 and direct payment to utility providers for the utilities NOT included in the rent as outlined in this Lease. Tenant is required to establish
 154 accounts with the utility providers no later than the Lease Beginning Date. Should Landlord become obligated for payment of any utility
 155 for which Tenant is liable under the terms of this Lease, such payment by Landlord shall become an additional rent payment due and
 156 payable by Tenant.

157 Tenant will keep the Premises in good and sanitary condition at Tenant’s sole expense during the term of this Lease and during any
 158 renewal period or extension thereof. Tenant will maintain the fixtures and mechanical systems in good operating order, and will further
 159 be responsible for the following [CHECK ALL THAT APPLY]:

- 160 Snow/Ice Removal from Driveways and Sidewalks Lawn Mowing Landscape Maintenance (other than Lawn Mowing)
 161 Scavenger Service Refuse Removal Homeowner Association Dues _____ _____

162 **Tenant Acknowledgement** _____

163 **19. LIABILITY:** Landlord will not be liable to Tenant for any damage to Tenant’s person or property or agents, employees, guests or
 164 invitees other than for Landlord’s gross negligence. Tenant will indemnify and hold Landlord harmless from all claims of any nature.
 165 Tenant shall be required to maintain renter’s insurance during the term of this Lease. Tenant shall furnish a copy of said policy to Landlord.

166 **20. ABANDONMENT:** The Premises shall be deemed abandoned when the criteria set forth in the Cook County Residential Tenant and Landlord
 167 Ordinance have been met, and Landlord shall have the right to relet the Premises and dispose of Tenant’s possessions in the manner prescribed by law.

168 **21. NOTICES:** Any legal notice or demand may be served by tendering it to any person thirteen years old or older residing on or in possession
 169 of the Premises; or by certified mail addressed to Tenant, return receipt requested; or by posting it upon the Premises door, if no authorized
 170 person under the Lease is in possession of the Premises. Further, except when a statute or ordinance requires notice to be sent by a particular
 171 means, Tenant agrees that all Tenant and building notices may be delivered by electronic communication (email) to any email address listed
 172 on Page 1 for Tenant. This is including but not limited to, late rent notices, notices of entry, fine notices, building maintenance updates, and
 173 lease renewal options. Tenant agrees to inform Landlord immediately in writing of any email address change. “Written notice” may take the
 174 form of handwritten, typed or printed documents, mailed documents, or electronically mailed or messaged documents.

175 **22. DAMAGE OR DESTRUCTION:** If the Premises or any part of the property is destroyed or damaged to an extent that makes the Premises
 176 uninhabitable, this Lease may be terminated in accordance with applicable statutes or ordinances. In such an event, Landlord does not undertake
 177 any covenant to repair or restore the Premises to the habitable condition.

178 **23. LANDLORD’S TITLE:** Tenant shall commit no act which could in any way encumber Landlord’s title to the property of which
 179 the Premises forms a part. In the event that Tenant does create or cause any encumbrance against the title, it shall be cured within five
 180 (5) days after demand by Landlord. Any encumbrance created by Tenant shall constitute a material breach of this Lease.

181 **24. LEGAL EXPENSES:** Tenant shall be liable for all costs incurred by Landlord as a result of Landlord’s efforts to enforce any
 182 provision of this Lease, including, but not limited to, any breach of the provisions of the preceding paragraph, to the extent permitted
 183 by court rules, statute or local ordinance.

184 **25. LITIGATION ESCROW:** In the event that Tenant withholds rent in excess of that allowed by statutes or local ordinance, and
 185 Landlord institutes a lawsuit in Forcible Entry and detainer to regain possession of the Premises, or in contract to enforce any provision
 186 of this Lease, Tenant shall place such excess rent with the Clerk of Circuit Court, pending disposition of the lawsuit.

187 **26. SURRENDER OF POSSESSION:** Provided that the Landlord has not otherwise terminated this Lease:
 188 a) If the Tenant has resided in the Premises for more than six (6) months, and provided that the Landlord has served a notice of intent
 189 not to renew this Lease at least sixty (60) days prior to the Lease Ending Date, then Tenant shall surrender possession of the Premises
 190 and shall return the keys to Landlord or Landlord’s Agent on the Lease Ending Date.
 191 If the Landlord does not serve a notice of Landlord’s intent not to renew this Lease at least sixty (60) days prior to the Lease Ending
 192 Date, then Tenant may continue to reside in the Premises upon the same terms and conditions as in the last month of this Lease at the

 Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials
 Address: _____

193 most recent non-discounted full monthly rent amount for up to one hundred twenty (120) days after the date on which the Landlord
194 serves a notice of intent not to renew this Lease.

195 b) Surrender of possession shall also be deemed to have occurred if Tenant returns the keys to Landlord or Landlord's Agent at or prior
196 to the expiration of this Lease.

197 **27. SUBORDINATION OF LEASE/ESTOPPEL:** This Lease is subordinate to all mortgages upon the property of which the Premises
198 forms a part, either in place at the time of Lease execution, or which may be placed upon the property at any time during the term of this
199 Lease. Tenant shall execute any estoppel letter required by any mortgage lender or purchaser of the property, relative to the affirmation
200 of the Tenant's Lease status.

201 **28. EMINENT DOMAIN:** If all or part of the Premises or the property of which the Premises forms a part is condemned, expropriated
202 or otherwise regulated by any governmental authority in a manner which would prevent lawful occupancy, this Lease shall be terminated
203 and Tenant shall not be entitled to any compensation.

204 **29. HEIRS AND ASSIGNS:** All of the promises, covenants and agreements and conditions contained herein shall be binding upon
205 and inure to the benefit of the heirs, executors, administrators, successors and assigns of Landlord and Tenant.

206 **30. ACCEPTANCE OF RENT AND TENANT BREACH:** Except where a breach is for non-payment of rent, Landlord may accept
207 rent after a Tenant breach and the rent will be retained for use and occupancy of the Premises and shall not serve to extinguish Landlord's
208 rights and remedies relative to any lawsuit that may be filed or in progress at the time of Tenant breach.

209 **31. TIME OF THE ESSENCE:** Time is of the essence for the payment of rent and the performance of each and every covenant, term,
210 agreement and condition of this Lease, and Tenant shall be held in strict compliance with same.

211 **32. SEVERABILITY:** In the event that any provision, paragraph, rule or covenant contained in this Lease is deemed invalid or
212 unenforceable, all remaining portions of this Lease shall survive and be construed in their entirety.

213 **33. LANDLORDS'S REMEDIES:** All rights and remedies granted to Landlord hereunder shall be deemed distinct, separate and
214 cumulative and the exercise of one or more thereof shall not waive, extinguish or preclude the exercise of any other right or remedy,
215 unless same is specifically prohibited by court rules, statute or local ordinance. Tenant shall be required to comply strictly with all
216 provisions, covenants and agreements hereunder, and no waiver shall be implied from Landlord's failure to exercise any of its rights or remedies.

217 **34. NO ADDITIONAL ENERGY DRAINING DEVICES:** Tenant is prohibited from installing any appliance or device to draw
218 electricity, gas, or any other form of energy from any part of the property other than the Premises. Tenant shall further not install any
219 devices which are not deemed ordinary household appliances or fixtures.

220 **35. STORAGE:** Tenant shall not be entitled to storage space outside the Premises, unless additional storage is specified on Page 1.

221 **36. JOINT AND SEVERAL LIABILITY:** All persons executing this Lease shall be jointly and severally liable for the performance
222 of each and every agreement, covenant and obligation hereunder.

223 **37. RE-KEYING OF LOCKS UPON PRIOR TENANT VACATING:** Tenant shall have the right to change or re-key the lock(s) to
224 the Premises, and shall promptly provide notice thereof to Landlord. Tenant shall immediately provide Landlord a copy of the key to
225 the new lock. In the event that Tenant fails to give Landlord the new key upon Landlord's request, such failure shall be deemed an act
226 by Tenant of Material Non-Compliance under the terms of this Lease.

227 **38. CRIMINAL ACTIVITY BY TENANT:** If Tenant(s) or occupant(s), visitors, or guests on one or more occasions, uses or permits
228 the use of the Premises for the commission of a felony or Class A misdemeanor under the laws of Illinois, Landlord shall have the right
229 to void the Lease and recover the Premises. In the event that the Leased Premises are located in a municipality which prohibits Tenant,
230 any member of Tenant's household, Tenant's guest(s) and any person under Tenant's control from engaging in or facilitating criminal
231 activity (as that term is defined by the applicable Municipal Code) within the municipality, which includes the Leased Premises identified
232 herein, Landlord shall have the right to void the Lease and recover the Premises.

233 **39. RULES AND REGULATIONS OF CONDOMINIUM/HOMEOWNERS ASSOCIATION:** If the premises is a condominium
234 or part of a Homeowners Association, Tenant (and any person occupying the premises and any of Tenant's guests, invitees, and/or
235 assigns) shall comply at all times with any and all rules, regulations, bylaws, easements, declarations, covenants, restrictions, directions,
236 and/or other provisions of the Condominium/Homeowners Association for the leased Premises. Tenant (and/or Tenant's assigns) does
237 not obtain any voting rights of Landlord with respect to any matters for which a vote is held by or on behalf of the
238 Condominium/Homeowners Association.

239 **40. ATTORNEY REVIEW:** Within five (5) Business Days after Date of Acceptance, the attorneys for the respective Parties, by Notice, may:

240 a) Approve this Lease; or

241 b) Disapprove this Lease, which disapproval shall not be based solely upon the stated Rent; or

242 c) Propose modifications to this Lease, except for the stated Rent amount, which proposal shall be conclusively deemed a counteroffer
243 notwithstanding any language contained in any such proposal purporting to state the proposal is not a counteroffer. If after expiration of
244 ten (10) Business Days after the Date of Acceptance written agreement has not been reached by the Parties with respect to resolution of

Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials
Address: _____

245 all proposed modifications, either Party may terminate this Lease by serving Notice, whereupon this Lease shall be immediately deemed
246 terminated; or

247 d) Offer proposals specifically referring to this subparagraph d) which shall not be considered a counteroffer. Any proposal not
248 specifically referencing this subparagraph d) shall be deemed made pursuant to subparagraph c) as a modification. If proposals made
249 with specific reference to this subparagraph d) are not agreed upon, neither Party may declare this Lease null and void, and this Lease
250 shall remain in full force and effect. If Notice of disapproval or proposed modifications is not served within the time specified herein,
251 the provisions of this Paragraph shall be deemed waived by the Parties and this Lease shall remain in full force and effect. If Notice of
252 termination is given, said termination shall be absolute and this Lease rendered null and void upon the giving of Notice, notwithstanding,
253 any language proffered by any Party purporting to permit unilateral reinstatement by withdrawal of any proposal(s). IF TENANT TAKES
254 POSSESSION OR EITHER PARTY FAILS TO SERVE WRITTEN NOTICE WITHIN THE TIME SPECIFIED, THIS PROVISION
255 SHALL BE DEEMED WAIVED BY THE PARTIES AND THIS LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

256 **41. APPLICABLE LAW:** All leases of residential property in Cook County are subject to the terms of the Cook County Residential
257 Tenant and Landlord Ordinance, the requirements of which shall control. See the ordinance for applicability – certain exceptions and
258 exclusions may apply. A summary of the Cook County Residential Tenant and Landlord Ordinance, entitled “Cook County Renter’s
259 Rights and Landlord Protections”, is attached as an exhibit to this Lease.

260 **42. RULES AND REGULATIONS:**

261 1. Unless permitted on Page 2, no animals are permitted on the property and in the Premises without Landlord’s prior written consent,
262 which consent is deemed a license revocable with ten (10) days written notice by Landlord.

263 2. Entry ways, passages, public halls and common areas may not be obstructed in any way, and may not be used for storage, recreation,
264 congregation or play, or in any manner that might endanger any occupant, invitee or licensee of the building.

265 3. All deliveries, except for small packages and mail, must be made through the rear and service entrance, or a special entrance
266 designated for special deliveries.

267 4. Tenant shall not permit anything to be thrown out of the windows or from the balconies of the building.

268 5. No vehicle or bicycle is allowed in the Premises, building or any common area of the property, unless there is a specific area
269 designated for same.

270 6. Incinerators and waste receptacles shall be used in accordance with posted signs, and all items placed therein shall be neatly packaged
271 and deposited. No explosive device or any parcel or item shall be deposited therein which could cause danger.

272 7. No sign or advertisement shall be placed in, around or upon any area of the premises or building without prior written consent of
273 Landlord, which consent shall constitute a license revocable immediately upon written notice of Landlord.

274 8. No items of personal property shall be placed in, around or upon any common area of the building.

275 9. No noise or other sound is permitted which disturbs the other occupants from quiet enjoyment of their apartment or common areas
276 of the property.

277 10. No cooking, baking, or similar activity is permitted outside the kitchen area, except when grills are allowed on the balcony of an
278 apartment or patio of a dwelling. However, any liability or loss arising from the use or operation of a grill shall be borne by Tenant.

279 11. No vertical or horizontal projection, machinery, device or receiver of any type, including satellite dishes, shall be attached in, around
280 or upon any part of the Premises or the property without the Landlord’s written consent.

281 12. No unsightly or unsanitary practice which could undermine the sanitation, health or appearance of the building interior or exterior
282 shall be permitted.

283 13. No activity carried on within the Premises or common areas of the property will be permitted which threatens the health, safety or
284 property of any building occupant, or of Landlord.

285 14. Plumbing and electrical facilities in the Premises shall be maintained diligently and neatly at all times.

286 15. The use of water furniture is prohibited.

287 16. If the building is served by an elevator, Tenant must reserve move-in and move-out times in accordance with Landlord’s policies.

288 17. These Rules and Regulations are not exhaustive and may be supplemented or modified from time to time upon written notice to Tenant.

289 **43. ENTIRE AGREEMENT:** This document and the documents incorporated herein are the entire agreement of the Parties and no
290 representations of either party are binding unless contained herein. No oral statements will be binding on either Party. This Lease may
291 only be modified by mutual agreement of the Parties. The following are hereby incorporated herein and made part of this Lease:

292 _____

Landlord Initials _____ Landlord Initials _____ Tenant Initials _____ Tenant Initials

Address: _____

293 **THIS IS A LEGALLY BINDING DOCUMENT. PRIOR TO THE EXECUTION OF THIS LEASE, LANDLORD AND**
294 **TENANT ARE ENCOURAGED TO CHECK ORDINANCES AND REGULATIONS TO VERIFY THE REQUIREMENTS**
295 **OF THE APPLICABLE GOVERNMENTAL AUTHORITY IN WHICH THE PREMISES IS LOCATED.**

296 IN WITNESS WHEREOF, the parties have signed and sealed this Lease on the date herein.

297 DATE OF OFFER _____ DATE OF ACCEPTANCE _____

298 _____

299 TENANT SIGNATURE _____ LANDLORD SIGNATURE _____

300 _____

301 TENANT SIGNATURE _____ LANDLORD SIGNATURE _____

302 **GUARANTEE**

303 For value received, the undersigned hereby guarantees the payment of the rent and the performance of the covenants by the Tenant of
304 the terms of the Lease.

305 _____ DATE _____

306 GUARANTOR SIGNATURE _____

307 _____

308 PRINT GUARANTOR'S NAME _____ GUARANTOR'S PHONE _____

309 _____

310 GUARANTOR'S ADDRESS _____

311 _____

312 CITY, ZIP _____

313 **FOR INFORMATION ONLY**

314 _____

315 Tenant's Cell Phone Number(s) _____ Landlord's Cell Phone Number(s) _____

316 _____

317 Tenant's Other Phone Number(s) _____ Landlord's Other Phone Number(s) _____

318 _____

319 Tenant's E-Mail Address _____ Landlord's E-Mail Address _____

320 _____

321 Tenant's E-Mail Address _____ Landlord's E-Mail Address _____

322 _____

323 Tenant's Brokerage _____ MLS# _____ Landlord's Brokerage _____ MLS# _____

324 _____

325 Tenant's Designated Agent _____ MLS # _____ Landlord's Designated Agent _____ MLS # _____

326 _____

327 Phone _____ Fax _____ Phone _____ Fax _____

328 _____

329 Tenant's Designated Agent's E-Mail _____ Landlord's Designated Agent's E-Mail _____

330 _____

331 Tenant's Attorney _____ Landlord's Attorney _____

332 _____

333 _____

334 _____

335 Phone _____ Fax _____ Phone _____ Fax _____

336 _____

337 Tenant's Attorney's E-Mail _____ Landlord's Attorney's E-Mail _____



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE
EXHIBIT A: LANDLORD EXEMPTION NOTICE DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 The unit under this rental agreement is exempt from the regulations and provisions of the RTLO, except
2 Section (Sec. 42-813) which prohibits lockouts.

3 **RTLO exemptions include:**

- 4 1. Transient occupancy in a hotel or motel;
- 5 2. Residence at a public or private medical, extended care facility, geriatric facility, convent, monastery, religious
6 institution, temporary overnight shelter, transitional shelter, educational dormitory, or in a structure operated for the
7 benefit of a social or fraternal organization;
- 8 3. Occupancy under a contract sale of a dwelling unit if the occupant is the purchaser;
- 9 4. Occupancy in a cooperative apartment by a shareholder of the cooperative;
- 10 5. Occupancy by an employee of a landlord whose occupancy is conditional upon employment in or about the premises;
- 11 6. Residential buildings in which occupancy is limited to six (6) units or less and which are owner-occupied;
- 12 7. A residential unit that is a single-family home, including a single condominium unit, provided that:
 - 13 a) This is the only residential unit leased by the owner,
 - 14 b) The owner or immediate family member has actually resided at the property for at least one (1) month in
15 the 12 months prior to marketing the property,
 - 16 c) The owner (not a management company) personally manages the unit, and
 - 17 d) The owner is not a corporation.
- 18 8. Dwelling units in hotels, motels, inns, bed-and-breakfast establishments, rooming houses, and boardinghouses, but
19 only until such time as the dwelling unit has been occupied by a tenant for 32 or more continuous days and tenant
20 pays a monthly rent, exclusive of any period of wrongful occupancy contrary to agreement with an owner. No landlord
21 shall bring an action to recover possession of such unit, or avoid renting periodically, in order to avoid the application
22 of this Article. Any willful attempt to avoid application of this Article by an owner may be punishable by criminal or
23 civil actions.

24 _____
25 Tenant Name (Print)

26 _____
27 Tenant Signature

Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT C: MOVE-IN FEE DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 Tenants moving into the unit are responsible for move-in fee. The fees are related to the costs associated with the
 2 move. The following is a list of estimated costs incurred by the Landlord.

3 Check all boxes that apply.

4 Estimated Amount

5 _____ Trash and/or debris removal

6 _____ Administrative oversight

7 _____ Security of building

8 _____ Cleaning and maintenance

9 _____ Elevator reservation

10 _____ Damages to hallway or stairwell

11 _____ Homeowners Association (HOA) Fee for move-in / out

12 _____ Processing of mailbox identification

13 _____ Processing of entrance to property and property amenities

14 _____ Fees not listed above:

15 _____

16 _____

17 _____

18 _____

19 _____
 20 Tenant Name (Print)

21 _____
 22 Tenant Signature

 Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT E: 60-DAY LEASE TERMINATION DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 Lease termination notices must be sent to tenants at least sixty (60) days prior to the Lease termination.
 2 Please be advised that Tenant(s) are not required to acknowledge the Lease termination any earlier than sixty (60)
 3 days prior to the scheduled termination.

4 The Lease Agreement for the property at address (include unit number):
 5 _____

6 Will expire on this date:
 7 _____, 20____

8 Please be aware that a written record of this tenant notification will be on file with the date and type of communication
 9 (email, mail, text, etc.) the notification was sent to the Tenant. The termination must be acknowledged in some form
 10 by the Tenant. It does become effective on the expiration date even if there is no acknowledgment by the Tenant.

11 _____
 12 Tenant Name (Print)

13 _____
 14 Tenant Signature _____
Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT F: BED BUG REMEDIATION DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 This is to acknowledge that bed bugs have been detected. This confirms that service to eliminate bed bugs will occur
 2 as soon as possible.

3 A record of this notice will be saved within the Tenant’s file.

4 Notice to the Tenant was sent via *[CHECK ONE]*:

- 5 Email
- 6 Text Message
- 7 Mail
- 8 Verbal, directly to the Tenant

9 Date notice sent: _____, 20_____

10 _____
 11 Tenant Name (Print)

12 _____
 13 Tenant Signature

_____ Date



MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE



EXHIBIT I: SECURITY DEPOSIT FINANCIAL INSTITUTION TRANSFER DISCLOSURE

County Residential Tenant and Landlord Ordinance (RTLO)

1 The funds collected for security deposit have been moved to (name and address must be provided):

2 _____
3 Name

4 _____
5 Address

6 _____
7 City / State

8 A record of providing this disclosure will be saved within the Tenant's file.

9 Date provided: _____, 20____

10 _____
11 Tenant Name (Print)

12 _____
13 Tenant Signature

_____ Date



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT J: FORECLOSURE DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 The rental property located at:
 2 _____

3 Is currently subject to litigation seeking foreclosure of the mortgage secured by the property.

4 A record of providing this notice will be saved within the Tenant’s file.

5 Date notice sent: _____, 20____

6 _____
 7 Tenant Name (Print)

8 _____
 9 Tenant Signature Date _____



**MAINSTREET ORGANIZATION OF REALTORS®
 COOK COUNTY RESIDENTIAL LEASE
 EXHIBIT K: CODE VIOLATIONS DISCLOSURE**



County Residential Tenant and Landlord Ordinance (RTLO)

1 All code violations have been resolved for the property within in the last year / twelve (12) months.

2 No code violations have been issued for the property within the last year / twelve (12) months.

3 The following code violations have been issued to this property within the past year / twelve (12) months:

4 _____

5 _____

6 _____

7 _____

8 _____

9 _____

10 _____

11 Tenant Name (Print)

12 _____

13 Tenant Signature

Date



MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE



EXHIBIT L: CHANGE OF OWNERSHIP, MANAGEMENT, AGENT DISCLOSURE

County Residential Tenant and Landlord Ordinance (RTLO)

1 The rental property located at:

2 _____
3 Address

4 _____
5 City / State

6 Transferred [*CHECK ALL THAT APPLY*]:

7 Ownership

8 Management

9 **FROM:**

10 _____
11 Owner

12 _____
13 Manager / Management Company

14 **TO:**

15 _____
16 Owner

17 _____
18 Manager / Management Company

19 Contact Info: _____
20 _____

21 A record of this notice will be saved within the Tenant's file.

22 Date notice sent: _____, 20__

23 _____
24 Tenant Name (Print)

25 _____
26 Tenant Signature

_____ Date



**MAINSTREET ORGANIZATION OF REALTORS®
COOK COUNTY RESIDENTIAL LEASE
SECURITY DEPOSIT RECEIPT**



1 Date of Receipt: _____

2 Security Deposit Amount: \$ _____

3 _____

4 Leased Premises Address

5 Description of Property: _____

6 [I.E. 2 BED, 2 BATH CONDO]

7 Landlord Name: _____

8 Tenant Name: _____

9 Received By:

10 _____

11 **PRINT NAME** of person receiving security deposit to transfer to Landlord

12 _____

13 **SIGNATURE** of person receiving security deposit to transfer to Landlord

14 Tenant hereby acknowledges and agrees to the following:

15 1. Tenant provided a security deposit (the “Security Deposit”) payable to Landlord on date listed above in the
16 amount of \$_____. Tenant understands and agrees that _____ (Brokerage)
17 will not retain the Security Deposit and is accepting the Security Deposit from the Tenant solely to send the same to
18 the Landlord to facilitate the completion of the lease transaction.

19 **2. Upon transfer of the Security Deposit, Landlord is solely responsible for complying with all state and local**
20 **laws and regulations relating to the Security Deposit; and Tenant hereby waives and releases all claims, known**
21 **and unknown, present and future, against the Brokerage and its affiliates, licensees, shareholders, directors,**
22 **officers, members, managers, employees, agents, representatives, successors, and assigns from any and all**
23 **costs, expenses, claims, demands, liabilities, and fees relating to and arising out of the Security Deposit.**

24 I acknowledge receiving a copy of this Security Deposit Receipt and agree to the above terms.

25 _____

26 Tenant Name (Print)

27 _____

28 Tenant Signature

_____ Date



MAINSTREET ORGANIZATION OF REALTORS® RESIDENTIAL LEASE



(INTENDED TO BE A LEGALLY BINDING CONTRACT)

Not to be used for rental property in the City of Chicago.

Term of Lease		Monthly Rent	Security Deposit
Beginning	Ending		

<u>TENANT</u>	<u>LANDLORD</u>
Name(s) _____	Name(s) _____
_____	_____
Premises Address _____	Address [REQUIRED] _____
City, State, Zip _____	City, State, Zip _____

In consideration of the mutual covenants and agreements herein stated, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord for a private dwelling, the unit designated above (the "Premises"), together with the appurtenances thereto, and the common elements or limited common elements appurtenant thereto, if any, for the above term. Along with the dwelling unit described herein, the premises include the following (check all that apply):

- Parking space(s) (Identified as _____ and containing _____ parking spaces).
- Garage (Identified as _____ and containing _____ parking spaces and _____ transmitters).
- Refrigerator Oven/Range/Stove Microwave Dishwasher Washer Dryer
- Window Air Conditioner(s) (# _____) Storage locker Other (description: _____).

If Dual Agency applies, complete Paragraph 21.

1. RENT: Tenant shall pay to Landlord, monthly in advance without demand as rent for the Premises the sum stated above at Landlord's address stated above or such other address as Landlord may designate in writing. Time of such payment is of the essence of this agreement. All rent shall be due as of the ____ day of each month (if blank, then first day of each month).

Any rent not paid by _____ day(s) after the due date (if blank, then five (5) days) shall incur a late payment penalty of _____% of the monthly rent (if blank, then 5%).

2. SECURITY DEPOSIT: As security for the faithful performance of the terms of this Lease by Tenant, including, but not limited to, payment of rent and to the return of the Premises in the same condition as they were at the Beginning Date of the Term, normal wear and tear excepted, Tenant shall tender to Landlord the above-described Security Deposit within ____ days after the Date of Acceptance of this Lease (if blank, one (1) day); if Tenant fails to tender said Security Deposit as required herein, this Lease shall be deemed null and void. Any unused portion of the Security Deposit will be returned to Tenant, without interest, within ____ days (if blank then 30 days), or sooner if required by applicable law, from the date that Tenant has vacated the Premises. Tenant acknowledges that Tenant has inspected the Premises and that the Premises are in good repair, except as specified below, and that no representations as to the condition or repair thereof have been made by the Landlord, or Landlord's Designated Agent, prior to or at the Date of Acceptance of this Lease, that are not herein expressed.

DEFECTS (if any) _____

3. UTILITIES AND SERVICES: In addition to the monthly rent specified above, Tenant shall be responsible for payment of the following [CHECK ALL THAT APPLY]:

- Electricity Gas Water/Sewer Heating Fuel Refuse Removal Homeowner Association Dues

If Tenant fails to pay any of the above, Landlord may pay them on Tenant's behalf. In such event Tenant shall promptly reimburse Landlord for all such payment, plus any penalties paid by Landlord, upon demand by Landlord. In the event any of the above utilities are not levied specifically on or in respect of the Premises, the Tenant shall pay to Landlord as additional rent _____% of said utilities charged on the building of which the Premises is a part.

4. USE, SUBLET, ASSIGNMENT: The Premises will be used and occupied as a private, single-family premises by (list individual names): _____

_____ and no others. Tenant will not permit the Premises to be used for any unlawful purpose or purposes that will injure the reputation of the Premises or of the neighborhood, and will not permit the Premises to remain vacant or unoccupied for more than thirty (30) consecutive days. Tenant will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that herein specified. Tenant will neither assign this Lease nor sublet the Premises without the prior written consent of Landlord; such consent will not be unreasonably withheld. Landlord's consent in this instance will not waive Landlord's right to refuse subsequent assignments or sub-lettings nor will Landlord's consent release Tenant from liability under this Lease.

 _____ Tenant Initial _____ Tenant Initial _____ Landlord Initial _____ Landlord Initial

Address: _____ Email completed forms to: Documents@Gatesandgableschoice.com

49 **5. POSSESSION:** Landlord will tender possession of Premises not later than the beginning date of this Lease. Possession shall be
50 deemed to have been given when Landlord delivers to Tenant the keys for the vacant Premises. If Landlord does not deliver
51 possession of the Premises to Tenant as stipulated herein, Tenant may cancel and terminate this Lease, with written notice to
52 Landlord. In this instance, neither party will be liable to the other and any sums paid by Tenant under this Lease will be refunded.
53 If Tenant accepts late delivery of the Premises, then the rent will be reduced on a pro-rated daily basis for that monthly term from
54 the date of actual possession. The term of this Lease will not be extended by any such late delivery.

55 **6. ALTERATIONS AND IMPROVEMENTS:** Tenant will not make any alterations or improvements, including decorating,
56 without the prior written consent of Landlord. Any alterations or improvements that are made will remain and be surrendered upon
57 termination of this Lease. Any such acceptance will not relieve Tenant for any costs incurred by Landlord as a result of any
58 alterations or improvements. Tenant shall be responsible for all costs incurred by Landlord as a result of any unapproved alteration
59 or improvement.

60 **7. COMPLIANCE:** Tenant will in every respect comply with applicable local ordinances with the rules and orders of the health
61 officers thereof, with the orders and requirements of the police department, with the requirements of any underwriters' association
62 so as not to increase the rates of insurance upon the building and contents thereof, with the rules and orders of the fire department
63 with respect to any matters coming within their jurisdiction, with the rules and bylaws of any applicable homeowner's association
64 and with any Landlord's rules attached hereto.

65 **8. MAINTENANCE REPAIRS:** Tenant will keep the Premises in good and sanitary condition at Tenant's sole expense during the term
66 of this Lease and during any renewal period or extension thereof. Tenant will maintain the fixtures and mechanical systems in good operating
67 order, and will further be responsible for the following [CHECK ALL THAT APPLY]:

- 68 Snow/ice removal from driveways and sidewalks Lawn mowing
69 Landscape maintenance (other than lawn mowing) Scavenger service
70 _____ _____

71 Landlord will be responsible for any structural or major maintenance and repairs, other than routine maintenance and repairs that are
72 not due to Tenant's misuse, waste or neglect or to that of Tenant's authorized occupants or visitors.

73 Any appliances contained in the Premises are provided for the Tenant's convenience. Landlord does not warrant the fitness or
74 uninterrupted use or enjoyment of such appliances by Tenant. Any interruption of Tenant's use and enjoyment of such appliances
75 shall not constitute "constructive eviction," nor form the basis for any defense, set-off or counter claim by Tenant.

76 Tenant agrees to pay for any and all repairs, including approved or unapproved improvements or alterations, that shall be
77 necessary to put the Premises in the same condition as existed at commencement of this Lease, normal wear and tear and loss by
78 fire or acts of nature excepted, and the expense of such repairs shall be included within the terms of this Lease. In the event Tenant
79 shall fail to maintain the Premises as provided hereunder, and upon notice by the Landlord fails to correct any deficiencies, such
80 failure shall constitute grounds for termination of this Lease by Landlord.

81 Any maintenance or repair that is not the obligation of Tenant shall be the responsibility of the Landlord. Landlord shall discharge
82 its maintenance and repair responsibilities in a timely manner. In the event Landlord fails to do so, and upon notice by Tenant fails
83 to correct any deficiencies, such failure shall constitute grounds for termination of this Lease by Tenant.

84 **9. DAMAGE BY FIRE OR CASUALTY:** If the Premises is damaged by fire or other casualty not due to Tenant's negligence,
85 Landlord will begin repairs as soon as possible. If the damaged Premises is uninhabitable, the rent will cease until the repairs are
86 made. If the Premises is not restored to habitable condition within _____ days (if blank, then sixty (60) days) this Lease may be
87 terminated at the option of Tenant upon written notice to Landlord. If Landlord decides not to repair or re-build, Landlord may
88 terminate this Lease by giving Tenant immediate written notice and Tenant will surrender the Premises to Landlord. Landlord shall
89 be responsible for all costs of repair of the Premises, provided the damage is not caused by any willful act or negligence on the part
90 of Tenant. If the damage is caused by Tenant's willful act or negligence, Tenant shall be responsible for all costs of repair of the
91 Premises and Tenant shall remain obligated to pay all rent and other charges through the end of this Lease, regardless of the
92 habitability of the Premises.

93 **10. CONDEMNATION:** If any part of the Premises is taken by any authority for any public or quasi-public purpose or use or a
94 settlement or a compromise or a settlement in lieu thereof be made that would substantially alter the intended use of the Premises,
95 this Lease will terminate from the date when possession of the Premises is taken. Tenant will have no right to any damages
96 awarded or settlement made in this regard.

97 **11. DEFAULT:** If rent or any other sum due Landlord is unpaid; if there is default in compliance with any term of this Lease; if
98 the Premises is abandoned, deserted or vacated by Tenant; or if the Landlord is otherwise entitled under the law, then Landlord
99 will have the right to terminate this Lease in accordance with any applicable statute or ordinance. In any action with respect to this
100 Lease, the Parties are free to pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to
101 collect reasonable attorney fees and costs from the non-prevailing Party as ordered by a court of competent jurisdiction.

102 **12. HOLDOVER:** Tenant will deliver possession of the Premises to Landlord upon expiration or termination of this Lease. If

Tenant Initial _____ Tenant Initial _____ Landlord Initial _____ Landlord Initial

Address: _____ Email completed forms to: Documents@Gatesandgableschoice.com

103 Tenant fails to do so, Tenant will pay an amount equal to three (3) times the monthly rent specified in this Lease for each month or
104 portion thereof that Tenant remains in possession of the Premises. Tenant will have no rights in the Premises and will be a tenant
105 in sufferance. Tenant will pay to Landlord any damages and costs incurred by Landlord as a result of any holding over.
106 Acceptance of rent after expiration or termination of this Lease will constitute a renewal on a month to month basis.

107 **13. LIABILITY:** Landlord will not be liable to Tenant for any damage to Tenant's person or property or agents, employees,
108 guests or invitees other than for Landlord's gross negligence. Tenant will indemnify and hold Landlord harmless from all claims of
109 any nature. Tenant shall be required to maintain renters insurance during the term of this Lease. Tenant shall furnish a copy of said
110 policy to Landlord.

111 **14. RIGHT OF ENTRY:** Landlord or Landlord's agents will have the right to enter the Premises at reasonable times with
112 reasonable notice, except in the event of an emergency, in order to inspect, to make ordinary, necessary repairs or alterations, to
113 enforce the provisions of this Lease and to show the Premises to prospective purchasers or tenants. Tenant will allow Landlord to
114 have placed upon the Premises, at all times, notices of "For Sale" and/or "To Rent" and will not interfere with the same.

115 **15. SUBORDINATION:** This Lease is subject to and subordinate to the lien of all mortgages now or hereafter placed on any part
116 of Landlord's property that includes the Premises, to any extensions and renewals thereof and to advances now or thereafter made
117 on the security thereof. Tenant will execute such instruments evidencing subordination at Landlord's request. If Tenant fails to
118 comply with such request, Tenant hereby irrevocably empowers Landlord to do so in Tenant's name.

119 **16. NOTICE:** All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to
120 any one of the multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- 121 a) By personal delivery; or
- 122 b) By mailing to the addresses recited herein on Page 1 by regular mail and by certified mail, return receipt requested. Except as
123 otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
- 124 c) By facsimile transmission. Notice shall be effective as of date and time of the transmission, provided that the Notice transmitted shall
125 be sent on Business Days during Business Hours. In the event Notice is transmitted during non-business hours, the effective date and
126 time of Notice is the first hour of the next Business Day after transmission; or
- 127 d) By e-mail transmission if an e-mail address has been furnished by the recipient Party or the recipient Party's attorney to the
128 sending Party or is shown in this Contract. Notice shall be effective as of date and time of e-mail transmission, provided that, in
129 the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next
130 Business Day after transmission. An attorney or Party may opt out of future e-mail Notice by any form of Notice provided by
131 this Contract; or
- 132 e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with
133 the overnight delivery company.
- 134 f) Nothing herein shall be construed as waiving, limiting or modifying in any manner the requirements of any Illinois statute
135 concerning the manner of service of notice or demand for possession of real estate incident to the termination of a lease.

136 **17. SEVERABILITY:** If any part of this Lease is construed to be unenforceable, the remaining parts will remain in full force and
137 effect as though any unenforceable part was not written into this Lease.

138 **18. LEAD-BASED PAINT DISCLOSURE:** Prior to signing this Lease, Tenant *[CHECK ONE]* has has not received the EPA
139 Pamphlet, "Protect Your Family from Lead in Your Home," and *[CHECK ONE]* has has not received a Lead-Based Paint Disclosure.

140 **19. RADON DISCLOSURE:** Prior to signing this Lease, Tenant *[CHECK ONE]* has has not received a Radon Disclosure.

141 **20. RULES AND REGULATIONS:** Tenant and other authorized occupants and guests will comply with all occupancy rules and
142 regulations of Landlord, if any, and, with any homeowner association or condominium association rules and regulations as
143 amended from time to time and furnished to Tenant. Failure to comply with the occupancy rules and regulations will be considered
144 a default under the terms of this Lease.

145 **21. CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously consented to
146 _____ (Designated Agent) acting as a Dual Agent in providing
147 brokerage services on their behalf and specifically consent to Designated Agent acting as a Dual Agent with regard to the
148 transaction referred to in this Lease.

149 **22. ATTORNEY REVIEW:** Within five (5) Business Days after Date of Acceptance, the attorneys for the respective Parties, by
150 Notice, may:

- 151 a) Approve this Lease; or
- 152 b) Disapprove this Lease, which disapproval shall not be based solely upon the stated Rent; or
- 153 c) Propose modifications to this Lease, except for the stated Rent amount, which proposal shall be conclusively deemed a
154 counteroffer notwithstanding any language contained in any such proposal purporting to state the proposal is not a
155 counteroffer. If after expiration of ten (10) Business Days after the Date of Acceptance written agreement has not been
156 reached by the Parties with respect to resolution of all proposed modifications, either Party may terminate this Lease by
157 serving Notice, whereupon this Lease shall be immediately deemed terminated; or

_____*Tenant Initial* _____*Tenant Initial* _____*Landlord Initial* _____*Landlord Initial*

Address: _____ Email completed forms to: Documents@Gatesandgableschoice.com

158 d) Offer proposals specifically referring to this subparagraph d) which shall not be considered a counteroffer. Any proposal not
159 specifically referencing this subparagraph d) shall be deemed made pursuant to subparagraph c) as a modification. If
160 proposals made with specific reference to this subparagraph d) are not agreed upon, neither Party may declare this Lease null
161 and void, and this Lease shall remain in full force and effect.

162 **If Notice of disapproval or proposed modifications is not served within the time specified herein, the provisions of this**
163 **paragraph shall be deemed waived by the Parties and this Lease shall remain in full force and effect. If Notice of**
164 **termination is given, said termination shall be absolute and this Lease rendered null and void upon the giving of Notice,**
165 **notwithstanding any language proffered by any Party purporting to permit unilateral reinstatement by withdrawal of any**
166 **proposal(s). IF TENANT TAKES POSSESSION OR EITHER PARTY FAILS TO SERVE WRITTEN NOTICE WITHIN**
167 **THE TIME SPECIFIED, THIS PROVISION SHALL BE DEEMED WAIVED BY THE PARTIES, AND THIS LEASE**
168 **SHALL REMAIN IN FULL FORCE AND EFFECT.**

169 **23. OTHER TERMS OR PROVISIONS:**

- 170 a) Pets are are not permitted under this Lease. If pets are permitted, such permission is limited as follows: type/breed
171 _____ weight _____ number of _____. Further, the following additional
172 conditions apply (pet deposit/rent): _____.
- 173 b) In addition to any other remedies afforded to Landlord under this Lease, Landlord may charge Tenant an amount equal to
174 5% of the monthly rent for any returned check. Two occurrences of returned checks during the term of this Lease, including
175 any extension of the term thereof, will require all future rental payments by Tenant to be made by cashiers or certified
176 check.
- 177 c) Tenant shall pay \$_____ (if blank, then landlord's actual cost or ten dollars (\$10.00), whichever is greater) for
178 each and any lost key replaced by Landlord.
- 179 d) Tenant will not install satellite dishes, antennae or cables for television, radio, sound equipment, computer equipment or
180 Internet access without Landlord's written consent in each case, and shall remove same and restore all walls or other
181 appurtenances prior to vacating Premises.
- 182 e) *[CHECK ALL THAT APPLY]* Notice is hereby provided pursuant to Illinois statute that Landlord Tenant is an Illinois
183 licensed Real Estate Broker.
- 184 f) Landlord is required to re-key all locks prior to possession.

185 **24. ENTIRE AGREEMENT:** This document and the documents incorporated herein are the entire agreement of the Parties and
186 no representations of either party are binding unless contained herein. No oral statements will be binding on either party. This
187 Lease may only be modified by mutual agreement of the Parties. The following are hereby incorporated herein and made part of
188 this Lease:
189 _____

190 **THIS IS A LEGALLY BINDING DOCUMENT. PRIOR TO THE EXECUTION OF THIS LEASE, LANDLORD AND**
191 **TENANT ARE ENCOURAGED TO CHECK ORDINANCES AND REGULATIONS TO VERIFY THE**
192 **REQUIREMENTS OF THE APPLICABLE GOVERNMENTAL AUTHORITY IN WHICH THE PREMISES IS**
193 **LOCATED.**

194 IN WITNESS WHEREOF, the parties have signed and sealed this Lease on the date herein.

195 DATE OF OFFER _____ DATE OF ACCEPTANCE _____

196 _____
197 TENANT SIGNATURE LANDLORD SIGNATURE

198 _____
199 TENANT SIGNATURE LANDLORD SIGNATURE

200 **GUARANTEE**

201 For value received, the undersigned hereby guarantees the payment of the rent and the performance of the covenants by the Tenant
202 of the terms of the Lease.

203 _____ DATE _____
204 GUARANTOR SIGNATURE

205 _____
206 PRINT GUARANTOR'S NAME GUARANTOR'S PHONE

207 _____
208 GUARANTOR'S ADDRESS

209 _____
210 CITY, ZIP

FOR INFORMATION ONLY

211					
212					
213	Tenant's Cell Phone Number(s)		Landlord's Cell Phone Number(s)		
214					
215	Tenant's Other Phone Number(s)		Landlord's Other Phone Number(s)		
216					
217	Tenant's E-Mail Address		Landlord's E-Mail Address		
218					
219	Tenant's E-Mail Address		Landlord's E-Mail Address		
220					
221	Tenant's Managing Broker	MLS#	Landlord's Managing Broker	MLS#	
222					
223	Tenant's Designated Agent	MLS #	Landlord's Designated Agent	MLS #	
224					
225	Phone	Fax	Phone	Fax	
226					
227	Tenant's Designated Agent's E-Mail		Landlord's Designated Agent's E-Mail		
228					
229	Tenant's Attorney		Landlord's Attorney		
230					
231					
232					
233	Phone	Fax	Phone	Fax	
234					
235	Tenant's Attorney's E-Mail		Landlord's Attorney's E-Mail		

Address: _____