



**REALTOR® Association of NorthWest Chicagoland
RESIDENTIAL LEASE**



Date of Lease	Term of Lease		Monthly Rent	Security Deposit
	Beginning	Ending		

1 LESSEE

LESSOR

2 Name(s) _____

Name(s) _____

3 _____

4 Premises Address _____

Address _____

5 City, State, Zip _____

City, State, Zip _____

6 In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee
7 hereby leases from Lessor for a private dwelling, the unit designated above (the "Premises"), together with the
8 appurtenances thereto, and the common elements or limited common elements appurtenant thereto, if any, for the
9 above term. Along with the dwelling unit described herein, the Premises includes the following (check all that
10 apply):

11 ☐ Parking space(s) (Identified as _____ and containing _____ parking spaces).

12 ☐ Garage (Identified as _____ and containing _____ parking spaces and _____ transmitters).

13 ☐ Refrigerator ☐ Oven/Range/Stove ☐ Microwave ☐ Dishwasher ☐ Washer ☐ Dryer

14 ☐ Window Air Conditioner(s) (# _____) ☐ Storage locker ☐ Other (Description: _____).

15 **1. RENT.** Lessee shall pay to Lessor, monthly in advance without demand, as rent for the Premises the sum stated
16 above at Lessor's address stated above or such other address as Lessor may designate in writing. Time of such
17 payment is of the essence of this agreement. All rent shall be due as of the first day of each month and shall be paid
18 not later than the fifth day of each month.

19 Any rent not paid by the fifth day of the month shall incur a late payment penalty of _____.

20 **2. SECURITY DEPOSIT.** Lessee herewith has paid to Lessor the security deposit stated above, receipt of which
21 is acknowledged by Lessor, as security for the faithful performance of the terms of this Lease by Lessee, including,
22 but not limited to, payment of rent and to the return of the Premises in undamaged condition. Any unused portion of
23 the security deposit will be returned to Lessee, without interest, within _____ days from the date that Lessee has
24 vacated the Premises. Lessee has examined the Premises, accepts the Premises "as is," will keep the Premises in
25 good condition and will return the Premises to Lessor in the same condition, normal wear and tear excepted.

26 **3. UTILITIES AND SERVICES.** In addition to the monthly rent specified above, Lessee shall be responsible for
27 payment of the following (check all that apply):

28 ☐ Electricity ☐ Gas ☐ Water/Sewer ☐ Heating Fuel ☐ Refuse Removal ☐ Homeowner Association Dues.

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

Lessee's Initials: _____/_____

Lessor's Initials: _____/_____

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Lingjun Ying



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