

CHICAGO RESIDENTIAL LEASE AGREEMENT

Premises Address: _____

Landlord Name: _____

Tenant Name: _____

1. Lease Term

The lease term shall commence on the agreed start date and continue for the fixed period specified in the lease addendum, unless terminated earlier in accordance with this Agreement.

2. Rent

Tenant agrees to pay the monthly rent amount specified in the lease addendum, payable in advance on the first day of each month during the lease term.

3. Security Deposit

Tenant shall pay a security deposit as specified, to be held by Landlord and returned in accordance with Illinois law, subject to lawful deductions for damages, unpaid rent, or other breaches.

4. Use of Premises

The Premises shall be used solely for residential purposes by Tenant and approved occupants. No illegal activities or nuisances are permitted. Tenant shall comply with all applicable laws, ordinances, and rules.

5. Maintenance and Repairs

Tenant shall maintain the Premises in a clean and safe condition and promptly notify Landlord of any damage or needed repairs. Landlord shall be responsible for repairs required to keep the Premises habitable, except for damages caused by Tenant.

6. Utilities and Services

Tenant shall be responsible for payment of all utilities and services unless otherwise agreed. Landlord shall provide any services specified in the lease addendum.

7. Entry by Landlord

Landlord may enter the Premises upon reasonable notice to Tenant for inspection, repairs, or showing the property to prospective tenants or purchasers, in compliance with Illinois law.

8. Pets

No pets shall be allowed on the Premises without Landlord's prior written consent, which may be withheld at

Landlord's sole discretion.

9. Alterations

Tenant shall not make any alterations, improvements, or additions without Landlord's prior written consent. All approved alterations shall become the property of Landlord at lease termination unless otherwise agreed.

10. Compliance with Law

Tenant shall comply with all applicable laws, rules, and regulations of governmental authorities, including Chicago and Illinois ordinances, and shall not use the Premises for any unlawful purpose.

11. Default and Remedies

If Tenant breaches any term of this Agreement and fails to cure within the time allowed by law, Landlord may pursue all remedies available under Illinois law, including termination of this Agreement and eviction.

12. Subleasing and Assignment

Tenant shall not sublease or assign the Premises or this Agreement without Landlord's prior written consent, which may be withheld at Landlord's sole discretion.

13. Lead-Based Paint Disclosure

If the Premises were built before 1978, Landlord shall provide Tenant with the federally required lead-based paint disclosure form. Tenant acknowledges receipt of such notice where applicable.

14. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Venue for any disputes arising under this Agreement shall lie exclusively in the state or federal courts located in Cook County, Illinois.

15. Entire Agreement

This Agreement, including any attachments and addenda, constitutes the entire agreement between the parties and supersedes all prior understandings. No modification shall be effective unless in writing and signed by both parties.

16. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

17. Notices

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or

by nationally recognized overnight courier to the addresses provided by the parties.

18. Signatures; Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic signatures shall be deemed valid and binding.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://agreementtemplate-us.com/chicago-lease-agreement/>

Did you find this template helpful?

Find more updated templates at:

<https://agreementtemplate-us.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.