

INITIAL LEASE AGREEMENT

[ZndLrAddr] [TenantP] Effective: [StartDate] – [EndDate]

1. **Premises to be leased:** [ZndLrAddr]. Premises refer to the dwelling and its attached porches/decks and [n] garage spaces, but not the Common Areas (hallways, landings, yards, passageways adjacent to the building, etc.). Normal, respectful use of these Common Areas by Tenants and their guests is permitted. In the case of a multi-unit property (apartment), Tenants will properly dispose of all trash and will remove their personal belonging immediately after such use; Tenants will leave nothing in these Common Areas overnight. Exterior/Yard/Garden-use and visibility restrictions are addressed in greater detail elsewhere within this Lease Agreement. Exceptions to Exterior/Yard/Garden-use restrictions, especially for a Single-Family Home (SFH), are discussed and agreed upon on a case-by-case basis.
2. **Owners and Agents.** Owners of the Premises identified in Item 1 are not represented by a management company, however there are Authorized Agents/Employees (property managers, plumbers, electricians, etc.) who will act on Owners’ behalf and may occasionally need access to the Premises. Tenants may contact this **Authorized Agent:** [AgntName], [AgntPhone], [AgnteMail].

Other Agents/Employees will be identified to Tenants as the need arises.

3. **Tenants** (include minors and indicate their parents/guardians):

Primary Tenant:	[TenantP]	[PhoneP]	[EmailP]
Cosigner			
Tenant:	[Tenant2]	[Phone2]	[Email2]
Cosigner			
Tenant:	[Tenant3]	[Phone3]	[Email3]
Cosigner			

4. **The Parties** to this Agreement (Lease) are: (a) the Owners of the Premises described in Item 1, (b) the Tenants identified in Item 3, and (c) the Cosigners, if any, identified in Item 3. **Tenants and Cosigners enter into this Agreement as a collective group and not as individuals.** Cosigners will not occupy the dwelling. If a Tenant fails to execute his/her obligations pursuant to this Lease, then that Tenant’s respective Cosigner assumes financial responsibility for such failure. The Primary Tenant will act as communication agent for all Tenants. Any funds issued to Tenants by Owners will be paid directly to Primary Tenant; distribution of such funds to other Tenants will be made at Primary Tenant’s discretion.
5. **Except for occasional guests, only Tenants specifically identified in Item 3 will occupy this dwelling.** Any Tenancy Change, including Pets, requires that Tenants request and receive prior approval from Owners. An occasional, reasonable, Tenancy Change request will be considered for approval by Owners in good faith. Tenancy Changes may require modifications to this Lease, including, but not limited to, the amount of Monthly Rent. In general, a guest remaining longer than 1 month is an unapproved Tenancy Change. **An unapproved Tenancy Change is cause for immediate eviction of all Tenants.**
6. **Tenants Assume and Share Responsibility.** Regarding Items in this Lease, Tenants assume responsibility for the behavior of their children, their pets, and their guests. If a Tenant fails to execute his/her obligations under this Lease, all Tenants share financial responsibility for the failing Tenant.
7. **This Lease may be modified or terminated by mutual written consent of Owners and Tenants. Minor Adjustments to this Lease may be made and agreed upon using emails between the Parties. Said emails, dated after the earliest Signature Date on this Lease, will reference this document, and will indicate the Minor Adjustments, and will become parts of this Lease.**

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8. **Notifications.** Occasional notifications and simple day-to-day communication between Owners and Tenants may occur in person or via phone conversations, or phone texts and voicemails. In addition, Tenants' maintenance requests or messages between Owners and Tenants may occasionally be posted on the ZndLr Homes website. **Such notifications and communications have no effect on this Lease.**
9. **Tenants are responsible for establishing and maintaining their own accounts with the Utility companies. These may include: Electricity, Gas, Internet, Cable TV, Landlines. If Tenants fail to establish said Utility accounts, and Owners become responsible for payment of any of Tenants' Utilities, then Tenants will pay to Owners, on a monthly basis, an amount equal to each Utility bill plus a Service Fee of \$25 for each such Utility bill, until Owners have been completely reimbursed and are no longer responsible for said payments.** Occasional repairs may require access to Tenants' electric outlets; such power usage being negligible, Tenants will allow access to and use of such power sources without reimbursement. If heat is included in the Monthly Rent, Owners will provide the supply of heat at no additional cost to Tenants during the winter months, at a level prescribed by statute or local ordinance. Water in reasonable quantities, strictly for residential use, is included in the Monthly Rent.
10. **This [nn]-month Lease is effective from [StartDate] (Commencement Date) through [EndDate] (Termination Date).** Unless otherwise required by local and/or state jurisdiction(s), Owners will notify Tenants at least 60 days prior to Termination Date, of Owners' intent to either renew or not renew this Lease upon this Lease's expiration. **If both Owners and Tenants elect to renew, then Owners will present Tenants with a Renewal Lease, probably commencing the day after the Termination Date, herein; Tenants have 30 days after such presentation to respond to Owners with Tenants' intent to renew or not renew; the expiration of said 30-day period is called Renewal Date, herein. If Tenants elect to renew, Tenants will sign and return the Renewal Lease to Owners or Owners' Authorized Agent on or before Renewal Date.** Failure on the part of Tenants to respond to Owners by Renewal Date with a signed Renewal Lease will be construed as an election on the part of Tenants to terminate this Lease on the Termination Date without renewal. **In the event of a non-renewal, Tenants will vacate and surrender the Premises on the Termination Date. If any Tenant fails to vacate and surrender the Premises by the Termination Date, then Tenants agree to pay twice the monthly rent as stated herein (see Item 11) for each subsequent month in addition to any costs and attorney's fees, as set forth herein, which Owners may be forced to incur.**
11. **Monthly Rent of [Rent\$] is due in full on the 1st day of each month (due date). Tenants will pay rent electronically, using a designated secure Internet Portal, which is free of charge. Tenants will be given instructions for using the Portal. If Tenants' bank rejects any payment, Tenants will pay a \$35 fee for each rejected payment. If the Monthly Rent is not paid in full within 7 calendar days after the due date, Tenants will pay an additional late fee of \$10 plus 5% of the amount by which the Monthly Rent exceeds \$500, as additional rent, this late fee limit is established by state and local jurisdictions. All rent and late fees must be paid in full by the last day of the month; failure to do so is cause for immediate eviction of all Tenants. Tenants will pay the Monthly Rent for the entire effectivity period of this Lease (see Item 12 regarding Early Termination). Monthly Rent consists of payment for the dwelling and other agreed upon monthly costs, e.g. Garage Space(s), Pet Rent, Internet/WiFi, Utilities, Furnishings, Services, etc.**

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12. **Tenants (collectively) or Owners may elect to terminate this Lease early (prior to Termination Date) under the following conditions:** (a) **Early Termination Date will be a month-end date;** (b) **the Party (Tenants or Owners) wishing to terminate early will provide the other Party with the Early Termination Date at least 60 days prior to such date;** (c) **the Party (Tenants or Owners) wishing to terminate early will pay to the other Party a non-refundable Early Termination Fee on or before the Early Termination Date;** (d) **the amount of the Early Termination Fee is determined as follows: (i) if the Early Termination Date falls in any month between September and February (inclusive), the Early Termination Fee is Twice the Monthly Rent (see Item 11), (ii) if the Early Termination Date falls between March and August (inclusive), the Fee is equal to 1 Month's Rent (see Item 11);** (e) **Tenants' Early Termination Fee is in addition to rent;** (f) **the Early Termination Date becomes the new Termination Date, making all references herein to the Termination Date apply to the Early Termination Date; so Tenants must vacate and surrender the Premises on or before the Early Termination Date (see Item 10 regarding failure to vacate and surrender);** (g) **all other terms and conditions in this Lease remain in effect. An approved Tenancy Change is not an Early Termination (see Item 5). This section (Item 12) does not apply to early termination resulting from non-performance of obligations pursuant to this Lease.**
13. **Initial Occupancy Charge.** Tenants are not required to pay a Security Deposit, nor are Tenants required to pay an Application Fee, however, **prior to occupying the Premises, Tenants (collectively) will pay to Owners an Initial Occupancy Charge of \$nnn consisting of Rent for the initial month of tenancy mmmmyyy (\$nnn) plus the following One-Time Fees (totaling \$nnn):**
- a. **Non-refundable Move-in Fee: \$550 for 1st two adults, and \$175 per adult thereafter.**
 - b. **Non-refundable Cleaning Fee: \$390 (cleaning after Tenants vacate/surrender the premises).**
 - c. **Non-refundable Pet Fee: \$100 per cat and \$200 per dog.**
 - d. **Non-refundable Lock Rekey Fee: \$175.**
14. **Possession.** As indication of Owners' commitment to rent these Premises to Tenants, Owners have ceased searching for other tenants for these Premises. Therefore, as indication of Tenants' commitment to rent the Premises from Owners, Tenants have elected to pay to Owners (select one): **Reservation Fee of \$500** OR **Initial Occupancy Charge of \$nnn, (see Item 13).** At such time as Tenants establish occupancy (by moving in), the **Reservation Fee**, if any, will be credited to Tenants' Move-in Fee. Regardless of Tenants' election to pay either a **Reservation Fee** or **Initial Occupancy Charge**, Tenants will pay the **Initial Occupancy Charge** on or before the Commencement Date of this Lease, after which payment in full, Owners shall deliver possession of the Premises to Tenants on said Commencement Date. If Owners are unable to deliver such possession to Tenants by Commencement Date, this Lease shall remain in full force and effect except that the Monthly Rent shall be prorated on a daily basis until possession is delivered, unless Tenants elect to maintain an action for possession of the Premises or, upon written notice to Owners, Tenants elect to terminate this Lease. **If Tenants fail to pay either a Reservation Fee or Initial Occupancy Charge as indicated herein, or if Tenants, by their own decision, fail to establish occupancy within 10 days after Commencement Date, then:**
- a. **Tenants will forfeit \$500 to Owners from any funds paid by Tenants to Owners,**
 - b. **Owners will return to Tenants any funds exceeding \$500 that were paid by Tenants to Owners,**
 - c. **This lease shall be deemed terminated,**
 - d. **Owners will be free to seek other tenants for this dwelling.**

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15. If these Premises are ready for occupancy prior to the Commencement Date of this Lease, Owners may elect to grant early occupancy to Tenants; in which case, no rent will be charged to Tenants for Tenants' occupancy prior to the Commencement Date. If mutually agreed upon, in writing, by the Parties to this Lease, Tenants' occupancy during initial and/or final months may be for partial month(s); in which case(s), the corresponding months' rent will be prorated on a daily basis.
16. **Tenants have # pets (# dogs and/or # cats);** no other pets and/or livestock are permitted. Tenants with pets are encouraged to purchase Renter's Insurance as indicated herein (see Item 17). Tenants will see to it that their pets do not cause any public nuisance, nor will their pets annoy or interfere with the neighbors or the neighbors' pets (see item 29). Tenants will immediately clean up after their pets. If any of Tenants' pets exhibits aggressive or violent behavior toward any individual, whether toward a human or another pet, then such Tenants' pet will immediately cease to reside in any ZndLr Home; same pet is also barred from visiting any ZndLr Home.
17. **Tenants indemnify Owners and Owners' agents against all liabilities resulting from Tenants' behavior (or lack of behavior) and/or resulting from the behavior (or lack of behavior) of: Tenants' children, Tenants' pets, or Tenants' guests.** In consideration of such indemnity, Tenants are advised, but not required, to purchase and maintain a Renters' Insurance Policy from a reputable insurance company with coverage of no less than \$25,000 in general liability, including coverage for litigation; it is advised that such litigation coverage include: payment of all judgements and legal fees, such as attorney's fees and court costs, and that such Insurance Policy be kept in-force throughout the tenure of this Lease, and renewed annually.
18. **Appliances Belonging to Owners.** In addition to the standard and built-in fixtures on the Premises, the Refrigerator, Cook Stove, Clothes Washer and Dryer, Microwave Oven, and Window Treatments/Blinds are the property of the Owners; Tenants will use these responsibly.
19. **Servicing, repairs, and maintenance of certain appliances and safety devices** will occur from time-to-time, as well as occasional inspections of the Premises. Said servicing, repairs, maintenance, and inspections will be performed by Owners or Owners' agents at reasonable times and may require access to the Premises. Tenants will be given reasonable notice in order to coordinate such access. Tenants consent to such access upon 2 days' notice by Owners. Notice will generally be provided via telephone, a cell phone text, or email. **In the event of an emergency, Tenants will provide immediate access to corresponding emergency personnel (EMTs, Police, Fire Fighters, etc.) and/or Owners' agents (plumbers, electricians, etc.); in such cases of emergency, if Tenants are not present or not able to grant immediate access, then emergency personnel and/or Owners and/or Owners' agents may enter the premises, and Tenants will be notified of such access within 2 days after such access.**
20. **Showing the Premises.** Owners may require occasional access to the Premises to show the Premises to prospective new tenants and prospective purchasers and any of Owners' other invitees, in accordance with local statutes and/or ordinances; Tenants agree to allow such occasional access. Owners will make every effort to minimize the number of such occasions. Tenants agree to have the Premises reasonably presentable during these occasional showings; Owners will give Tenants at least 2 days' notice prior to each showing. Given such notice, Owners shall also have the right to access the Premises to take photographs or videos of the Premises for marketing purposes. Tenants shall be liable for any damages caused to Owners for failure to cooperate under this provision. Tenants shall not interfere with Owners' efforts to lease, market, or sell the Premises, and Tenants shall be liable for any damages caused by breach of this provision.

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21. **Landscaping.** Owners will maintain the landscaping and will mow the lawns and grasses in the grounds around the dwelling. Lawns and landscaping are generally maintained twice per month during the growing season: Spring and Summer. Tenants will neither obstruct nor interfere with access to the lawns and landscaped areas by Owners' landscapers/mowers. Unless specifically authorized in writing by Owners, Tenants will not mow, trim, or change any of the landscaping in the grounds around the dwelling. Tenants will not allow debris of any type to accumulate in the back, front or side yards, on the lawns, in the shrubs, or on the walkways.
22. **Visibility Is Important;** publicly visible areas of the property, and public areas adjacent to the property will be used by Tenants appropriately and respectfully. These areas include, but are not limited to: porches, decks, yards, parking areas, and sidewalks adjacent to the property. Tenants will be held responsible for misuse or damage they do to these areas. Unless otherwise agreed to between the Parties to this Lease, Tenants will neither store nor leave their personal belongings in these areas. Tenants will not leave litter in these areas. These areas will be kept free of clutter. If Tenants wish to place/use furniture or appurtenances (grills, pools, toys, chairs, couches, etc.) in these areas, Tenants must obtain permission from Owners for such placement/use; such furniture/appurtenances must be appropriate for outdoor use and must be kept in good repair. Unless otherwise agreed upon (e.g. SFH with fencing), Tenants will not leave their pets unattended in these areas.
23. **NO SMOKING!** Tenants, their children, and their guests will not Smoke Tobacco Products in the dwelling or in the areas around the dwelling (yards, porches, walkways, parking areas, etc.). **Debris from Smoking will not be left anywhere within the dwelling nor will it be left in any of the areas around the dwelling, publicly visible areas, nor on the sidewalks adjacent to the property. Smoking within the dwelling, BY ANYONE, is cause for immediate eviction of all tenants.**
24. **Tenants will maintain a safe environment** on the Premises. Doors, windows, driveways, sidewalks, entry ways, and/or stairs must not be obstructed. Smoke alarms, fire extinguishers, and other safety-related devices will not be deactivated by Tenants at any time. **If Tenants become aware of any unsafe condition or if any safety-related device fails or needs attention (e.g. batteries), Tenants will immediately notify Owners or Owners' agent of the condition.**
25. **Tenants will maintain a sanitary environment** on the Premises. All lavatories, sinks, toilets, and all other water and plumbing apparatus must be kept in good order and shall be used only for the purposes for which they were constructed. Tenants shall not allow any sweepings, rubbish, sand, rags, ashes, or other substances to be thrown or deposited therein. **The cost of repairing damage to any such apparatus and/or clearing stopped plumbing resulting from misuse shall be borne by the Tenants.** Tenants will deposit all trash, garbage, rubbish, recycle, etc. in appropriate containers and locations within the dwelling and in the yard or garage. Tenants will not allow trash, garbage, rubbish, recycle, etc. to accumulate inappropriately anywhere on the Premises, in the Common Areas, or public areas adjacent to the property. **Tenants must use only the trash and/or recycle container provided for such and set it in the appropriate location at the appropriate time designated by the city.**
26. **Tenants will keep the Premises in good condition,** both inside and out. Any permanent or semi-permanent changes to the Premises or the property such as painting, planting, removing trees or shrubs, etc., must be approved in advance by Owners; this does not refer to hanging pictures, drapes, or mirrors. Locks or hooks may not be placed on any door or window without the prior consent of the Owners. All windows, glass, window coverings, doors, locks, and hardware must be kept in good, clean order and repair. Windows and doors must be kept closed during inclement weather. **Tenants will immediately notify Owners or Owners' agent of any damage to the Premises.**

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27. **Tenants will not operate any business on the Premises** unless it is approved by the Owners.
28. **Illegal activity BY ANYONE on the Premises is cause for immediate eviction of all Tenants.**
29. **Tenants will live peacefully and quietly** on the Premises. Tenants, their children, their pets, and their guests will not cause any public nuisance, whether visual, auditory, olfactory, or otherwise; nor will they annoy or interfere with the neighbors or the neighbors' pets. Radios, television sets, stereos, computers, phonographs, musical instruments, etc. must be kept at a level of sound that does not annoy the neighbors. Tenants will not hang any laundry, clothing, sheets, etc. from any window, rail, porch, or balcony nor air or dry any of the same in the yard. Neither Tenants nor any person in legal occupancy of the Premises shall perform or permit any practice which could cause damage to the reputation of the building or Owners, be injurious thereto, illegal, immoral, or 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 would be permitted by the applicable building and/or zoning codes for the City of Chicago.
30. **Shared Housing Units**, Airbnb and/or rooms for rent **are not allowed** under this Lease. At no time shall Tenants enter into short-term subleases, rooms for rent, or Airbnb agreements or leases. Such agreements will be considered a breach of Lease and cause for immediate eviction of all Tenants.
31. **Sublease.** Tenants shall not sublease any portion of the Premises without the prior written consent of Owners, which shall not be unreasonably withheld. Owners may require Tenants to enter a formal written sublease agreement. Any sublease of the Premises shall not release Tenants from Tenants' obligation hereunder, until the full, specific performance and satisfaction of each and every agreement, covenant and obligation hereunder. Tenants shall be liable for any monetary and non-monetary breaches of this Lease caused by Tenants' subtenant.
32. **Assignment.** Tenant shall not assign this Lease without the prior written consent of Owners.
33. **Abandonment.** The Premises shall be deemed abandoned when the criteria set forth in the Chicago Residential Landlord/Tenant Ordinance have been met, and Owners shall have the right to relet the Premises and dispose of Tenants' possessions in the manner prescribed by law.
34. **Damage or Destruction.** If the Premises or any part of the property is destroyed or damaged to an extent that makes the Premises uninhabitable, this Lease may be terminated in accordance with applicable statutes or ordinances. In such an event, Owners do not undertake any covenant to repair or restore the Premises to a habitable condition.
35. **Tenant's Personal Property.** Except as provided by applicable law, Owners shall not be responsible for the loss of any of Tenants' personal property in the Premises or on any part of the property. Tenants are advised to obtain insurance sufficient to cover all potential losses.
36. **Landlord's Title.** Tenants shall commit no act which could in any way encumber Owner's title to the property of which the Premises is a part. In the event that Tenants do create or cause any encumbrance against the title, it shall be cured within 5 days after demand by Owners. Any encumbrance created by Tenants shall constitute a material breach of this Lease. Tenants shall be liable to Owners for all costs and damages incurred by Owners, including all legal fees incurred as a result of any breach of this provision, to the extent permitted by statute or local ordinance.

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37. **Litigation Escrow.** In the event that Tenants withhold rent in excess of that allowed by statutes or local ordinance, and Owners institute a lawsuit in Forcible Entry and Detainer to regain possession of the Premises, or in contract to enforce any provision of this Lease, Tenants shall place such excess rent with the Clerk of Circuit Court, pending disposition of the lawsuit.
38. **Subordination of Lease/Estoppel.** This Lease is subordinate to all mortgages upon the property of which the Premises 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 Lease. Tenants shall execute any estoppel letter required by any mortgage lender or purchaser of the property, relative to the affirmation of Tenants' Lease status.
39. **Eminent Domain.** If all or part of the Premises or the property of which the Premises forms a part is condemned, expropriated or otherwise regulated by any governmental authority in a manner which would prevent lawful occupancy, this Lease shall be terminated and Tenants shall not be entitled to any compensation.
40. **Heirs and Assigns.** All of the promises, covenants and agreements and conditions contained herein shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of Owners and Tenants.
41. **Acceptance of Rent after Tenant Breach.** Except where a breach is for nonpayment of rent, Owners may accept rent after a Tenant breach and the rent will be retained for use and occupancy of the Premises and shall not serve to extinguish Owners' rights or remedies relative to any lawsuit that may be filed or in progress at the time of such a Tenant breach.
42. **Time of the Essence.** Time is of the essence for the payment of rent and the performance of each and every covenant, term, agreement and condition of this Lease, and Tenants shall be held in strict compliance with same.
43. **Severability.** In the event that any provision, paragraph, rule or covenant contained in this Lease is deemed invalid or unenforceable, all remaining portions of this Lease shall survive and be construed in their entirety.
44. **Owners' Remedies.** All rights and remedies granted to Owners hereunder shall be deemed distinct, separate and cumulative and the exercise of one or more thereof shall not waive, extinguish or preclude the exercise of any other right or remedy, unless same is specifically prohibited by court rules, statute or local ordinance. Tenants shall be required to comply strictly with all provisions, covenants and agreements hereunder, and no waiver shall be implied from Owners' failure to exercise any of its rights or remedies.
45. **No Additional Energy Draining Devices.** Tenants are prohibited from installing any appliance or device to draw electricity, gas, or any other form of energy from any part of the property other than the Premises. Tenants shall further not install any devices which are not deemed ordinary household appliances or fixtures.
46. **Storage** space outside the Premises is not provided to Tenants, however in the case of a multi-unit property, Tenants may cooperate and coordinate in good faith, with the other tenants of the property to use designated storage areas (basements/sheds/garages) for storing a few of their personal belongings. These designated storage areas may be demarked or limited to by square footage. Owners may rescind Tenants' use of this storage space with 7 days' notice.

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47. **Joint and Several Liability.** All persons executing this Lease shall be jointly and severally liable for the performance of each and every agreement, covenant and obligation hereunder.
48. **Tenants' Application is part of Lease.** Tenants covenant that all representations made in the Application, if any, for this Lease are incorporated into this Lease and made a part of it. Tenants covenant that all information contained in the Application is true and that this information was given as an inducement for Owners to enter into this Lease and therefore constitutes a material covenant. **Tenants acknowledge that their application is part of this Lease.**
49. **RLTO.** As required by law to be included with all Leases, Owners provide herewith, as a separate document, a copy of the Residential Landlord and Tenant Ordinance Summary (RLTO) prepared by the City of Chicago Department of Housing. Tenants are encouraged to study the RLTO Summary and familiarize themselves with both Tenants and Owners obligations under to this Ordinance. **Tenants acknowledge receipt of the RLTO Summary.**
50. **Radon Gas.** As required by law to be included with all Leases, Owners make the following disclosure: "Radon Gas", is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and/or state guidelines have been found in buildings in Chicago. A pamphlet with information regarding radon and radon testing is provided herewith, as a separate document. **Tenants acknowledge receipt of this Radon Pamphlet.**
51. **Bed Bug Prevention.** Tenants shall be responsible for all requirements and obligations set forth in the Municipal Code of Chicago deemed "Tenant responsibility" and shall be liable for any and all damages which may occur as a result of Tenants' failure to strictly abide by any requirement as set forth in the Municipal Code of Chicago concerning any duty, condition, or responsibility required of Tenants with regard to reporting, treatment, or cooperation with Owners in regards to bed bug infestation. As required by law to be included with all Leases, Owners provide herewith, as a separate document, an educational pamphlet regarding prevention and treatment of bed bug infestation. **Tenants acknowledge receipt of this Bed Bug Prevention and Treatment Pamphlet.**
52. **Lead-Based Paint.** Housing built before 1978 may contain lead-based paint, paint chips, and dust that can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. **Before renting housing that was built before 1978, Owners must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling; furthermore, Tenants who rent housing built before 1978 must receive a federally approved pamphlet on lead poisoning prevention, which pamphlet is included herewith, as a separate document. This dwelling was built before / after 1978; Owners are unaware of any hazards related to lead-based-paint in this dwelling. Tenants acknowledge receipt of this Lead Poisoning Prevention Pamphlet.**
53. **Drinking Water.** The water provided by the city of Chicago is known to be clean and safe to drink. However, if this dwelling comes equipped with a drinking water filtration system, Tenants may use the drinking water filtration system; in which case, **Tenants will provide their own filters. Tenants agree that Owners are not responsible for the quality of the drinking water in the dwelling.**

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54. **Final Inspection.** At the conclusion of tenancy, or at such time as Owners request that Tenants vacate and surrender the premises, or Tenants provide notice to Owners of Tenants' intent to vacate and surrender the premises, a **Final Inspection** will be performed to determine damages and estimated costs of repairs, if any, that will be charged to Tenants. In consideration of Tenants' right to be present during the Final Inspection, Owners and Tenants will, in good faith, schedule a time for a mutual Final Inspection. At the time of the Final Inspection or prior to the Final Inspection, Tenants will return to Owners all means of access to the Premises. **If Tenants fail to attend the scheduled inspection, Tenants waive the right to contest any damages found by Owners as a result of such inspection.**
55. **Habitability and Building Codes.** Owners are unaware of any adverse conditions affecting habitability; there have been no known code violations, code enforcements litigation and/or compliance board proceedings during the previous 12 months for the Premises and Common Areas and any notice of intent to terminate utility service.
56. **Laundry.** A Washer and a Dryer (Laundry Appliances) are available for Tenants' use. These Laundry Appliances are the property of the Owners. Tenants agree to use these Laundry Appliances responsibly. If these Appliances are located within the dwelling, Tenants have access to these Appliances at Tenants' own discretion. If these Laundry Appliances are located in a common area of a multi-unit building, such as the basement, then these Appliances are intended for use by all Tenants residing in the building, in which case, Tenants will cooperate and coordinate, in good faith, with the other tenants of the building regarding the scheduling and use of these common-use Laundry Appliances. **Owners will maintain the Laundry Appliances in good repair; however, Tenants understand that a failure or lack of availability of the Laundry Appliances does not constitute a breach by Owners.**
57. **Dwelling in Good Repair, Clean, and Pest-Free.** Tenants acknowledge that at the commencement of this Lease the dwelling is in good repair, clean, and free of insects and other pests. Tenants will maintain the dwelling in a reasonably clean and pest-free condition. If pests should enter the dwelling, Tenants will immediately notify Owners or Owners' agents of such a condition.
58. **The Cleaning Fee** (if any) that Tenants have paid, is to cover the cost of cleaning the dwelling after Tenants vacate and surrender the Premises to Owners. During the tenure of this Lease, cleaning of the dwelling will not be provided by Owners. If Tenants wish to have the dwelling cleaned professionally during the tenure of this Lease, the cost of such cleaning will be borne by Tenants.
59. **Condition upon Vacating.** Upon termination and non-renewal of this Lease, Tenants will vacate and surrender the Premises to Owners in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear thereof and damages by the elements excepted, and Tenants will leave the dwelling in a broom-clean state. If the Final Inspection reveals damages beyond said exceptions (reasonable use, wear and tear, etc.), Tenants agree to pay to Owners the cost of repairing such damages (see Item 54). **Tenants will remove all their belongings prior to surrendering the Premises. Costs for removing and disposing of Tenants belongings will be borne by Tenants.** When Tenants surrender the Premises, any funds held by Owners that may be due to Tenants, will be used to offset money owed to Owners, due to damage or unpaid rent or fees. **After Tenants' financial obligations to Owners have been satisfied, and Tenants have surrendered the Premises, any remaining funds held by Owners that are due to Tenants will be returned to the Primary Tenant within 14 days after Tenants have vacated and surrendered the Premises. Primary Tenant will disburse such funds to other Tenants, according to Primary Tenant's own discretion.**

Initials: _____

INITIAL LEASE AGREEMENT
[ZndLrAddr] [TenantP] Effective: [StartDate] – [EndDate]

60. Rules and Regulations.

- a. Entry ways, passages, public halls and Common Areas may not be obstructed in any way, and may not be used for storage, recreation, congregation or play, or in any manner that might endanger any occupant, invitee or licensee of the building.
- b. No vehicle or bicycle is allowed in the Premises, building or any Common Area of the property, without Owners' written consent, unless there is a specific area designated for same.
- c. No explosive device or any parcel or item shall be deposited into a waste receptacle which could cause danger.
- d. No sign or advertisement shall be placed in, around or upon any area of the Premises or building without prior written consent of Owners, which consent shall constitute a license revocable immediately upon written notice of Owners.
- e. No cooking, baking or similar activity is permitted outside the kitchen area, except where grills are allowed on a balcony or porch with appropriate safeguards in place (slabs, stones, etc.). No bonfires or other incendiary activities are permitted except in appropriately designated and safeguarded areas of the property. Any liability arising from the use or operation of a grill or other incendiary device by Tenants or Tenants' children or Tenants' guests shall be borne by Tenants.
- f. No vertical or horizontal projection, machinery, device or receiver of any type, including satellite dishes, shall be attached in, around or upon any part of the Premises or the property without Owners' written consent.
- g. No activity carried on within the Premises or Common Areas of the property will be permitted which threatens the health, safety, or property of any building occupant or neighbor or the Owners.
- h. Plumbing and electrical facilities in the dwelling and/or in the Common Areas shall be maintained diligently and neatly and remain unobstructed at all times.
- i. The use of water furniture is prohibited.
- j. These Rules and Regulations are not exhaustive and may be supplemented or modified from time to time upon written notice to Tenants.

61. **Applicable Law.** In the event any Item, Agreement, or Covenant herein is found to be in violation of any Law, Statute, or Ordinance of the United States, the State of Illinois, Cook County (Illinois), or the City of Chicago (Illinois); then that Item becomes subordinate to the Law, Statute, or Ordinance of the corresponding jurisdiction, and the corresponding Law, Statute, or Ordinance will apply; the remaining Items, Agreements, and Covenants herein shall be unaffected by such finding(s).

62. **Tenants agree to pay Owners' reasonable attorney's fees and court costs** associated with the enforcement of this Lease; Tenants recognize that such fees may amount to one-third (1/3) of any balances owed unless otherwise designated. Tenants agree to pay all reasonable costs of collection, including private process fees charged by private process servers employed for the purpose of affecting relief herein.

63. **Unsatisfied financial obligations pursuant to items in this Lease survive the Termination Date until such obligations have been satisfied.**

Initials: _____

INITIAL LEASE AGREEMENT
[ZndLrAddr] [TenantP] Effective: [StartDate] – [EndDate]

64. **Each Tenant individually understands and will abide by the terms of this Lease.** Parents or guardians of minors will see to it that the minors respect the terms, covenants, and conditions of this Lease. If any Tenant violates this Lease, all Tenants assume responsibility for the violation. **Violation of this Lease by any Tenant may result in the immediate issuance of an unlawful detainer warrant for the eviction of all Tenants. In the event of an eviction, Tenants agree to pay all costs related to the eviction, including, but not limited to, court costs, Owners' attorneys' fees, repairs, and costs related to disposing of items left by Tenants.**

Signatures

By their signatures, Owners and Tenants acknowledge that they understand and freely agree to all terms, covenants, and conditions of this Lease Agreement. Signatures must be dated.

Owner or Agent:

Tenant:

Cosigner:

Tenant:

Cosigner:

Tenant:

Cosigner:

Initials: _____