(Attention: In the City of Carbondale IL a lease such as the following must be accompanied by an Addendum listing any additional fees that the Landlord my try to collect such as late rent etc.)

# RESIDENTIAL LEASE

This lease is made and entered into this	day of	, 20,
between the <b>LESSOR(S)</b> (Landlord)		
and the <b>LESSEE(S)</b> (Tenant)		
1. DESCRIPTION OF PREMISES  The lessor hereby leases to the lessee(s) the premises located at		
The demised premises is a bedroom washer and dryer, dishwasher, ca		
2. TERM OF THE LEASE This lease shall begin on, 20	and run continuously	y until, <b>20</b>
3. AMOUNT AND DUE DATE OF RENT Lesse shall pay the 1st month rent of \$ The remainder of the rent will be paid in more beginning on and endir may accrue at \$per day beginning or amounts are refundable until the move in	and last month rent nthly installments of \$ng on n the 2 <sup>nd</sup> day of each mon	on the 1 <sup>st</sup> of each month At lessors discretion, late fees
4. SECURITY DEPOSIT  The lessee(s) shall pay to the lessor a fully re In addition the lessee will pay a fully refunda cat(s),other These deposits sl demised premises at the termination of this le condition". It shall the responsibility of the I to the dwelling unit "beyond normal wear a the cost of repairing damage to the dwelling guests. For any part of the security deposit w unit, the lessor must, within 30 days after the statement of all damage found, the cost of repairing damage. These deposits shall not be used in lieurefundable until the move in date.	able \$ pet depo hall be returned to the less ease if the demised premis lessee(s) to either repair or and tear". The lessor may unit caused by acts of neg withheld to cover the cost of the lessee vacates the unit, fur pairing the damage, and co	sit in consideration of dog(s), _ see(s) upon inspection of the ses is left in "same as move in repay for the repair of any damage deduct from the security deposit ligence by the lessee(s) or invited of repairing damage to the dwelling arnish the lessee(s) an itemized opies of the paid receipts for repair
5. UTILITIES  The lessor shall furnish the following utilities Heat, Electricity, Water, The lessee(s) shall pay for the following utility Water, Trash Removal, The lessee(s) shall make arrangements for coutilities/services not provided by the lessor.	Trash Removal, ities/services, as indicated	l: Heat, Electricity,

### 6. USE OF THE PREMISES

It is agreed that the dwelling unit is for the full residential use and enjoyment of the lessee(s) during the term of the lease. It shall be the right of the lessee(s) to entertain guests on the premises at any and all

times. It is also agreed that the lessee(s) shall take reasonable precautions to avoid disturbing the quiet enjoyment of other residents.

### 7. ALTERATIONS

The lessee(s) shall make no alterations to the demised premises without the written consent of the lessor.

#### 8. ASSIGNMENT / SUBLETTING

The lessee(s) may assign/sublet this lease at any time during the term of the lease with the written permission of the lessor. The lessor shall not withhold permission to assign this lease unless the assignees/subletees are found unsuitable due to relevant financial or legal circumstances.

### 9. BREACH OF LEASE

In the event of a breach of the lease by the lessee(s), the lessor shall notify the lessee(s) in writing of the breach of lease and shall pursue a remedy within the bounds of applicable State Statutes and local ordinances.

In the event of a breach of the lease by the lessor(s), the lessee shall notify the lessor(s) in writing of the breach of lease and shall pursue a remedy within the bounds of applicable State Statutes and local ordinances.

The lessor and lessee shall each bear separate responsibility for their own legal costs relating to any disputes involving this lease.

## **10. LESSEE(S) RESPONSIBILITIES** The Lessee (Tenant);

- 1) shall keep the dwelling unit in a clean and sanitary condition in order to avoid infestation by vermin or rodents.
- 2) shall take all reasonable precautions to avoid stopping up the drain pipes.
- 3) shall take reasonable precautions to avoid freezing of water pipes by not turning off the heat in the winter months.
- 4) shall place trash in the appropriate receptacles.
- 5) shall not leave refuse, debris, animal droppings or inoperable/unlicensed motor vehicles on the premises.
- 6) shall notify the lessor in writing of needed repairs as soon as reasonably possible. In the event of an emergency, the lessor will be notified in person or by phone.
- 7) shall avoid disturbing other residents and neighbors with excessive noise.
- 8) shall keep any pets in good health and under reasonable control.
- 9) Lessee shall leave the demised premises in "same as move in" condition less normal wear and tear at lease termination.
- 10) shall make reasonable accommodations to allow the lessor to show the premises to prospective tenants, to make necessary repairs or to control pests.
- 11) shall notify lessor at least 60 days prior to the lease termination of intent to renew the lease. If lessee gives no notice prior to 60 days the landlord may relet the premises to another party upon the termination of the lease.

### 11. LESSOR RESPONSIBILITIES The Lessor (Landlord);

- 1) shall maintain the dwelling unit in accordance with all applicable Housing Code and Building Codes.
- 2) shall maintain and repair all heating/air-conditioning systems, appliances, plumbing, windows, doors, smoke alarms etc. to insure that they are in good working order at all times.
- 3) shall make necessary repairs to the dwelling unit and all appliances and furnishing contained therein within 2 working days after receiving written notification of the problems from the lessee(s). If repairs cannot be completed in 5 days, the lessor shall notify the lessee(s) of such delay. In cases which involve essential services, the lessor shall make suitable substitutes available or refund the rent paid for the period of time that the essential services are unavailable.
- 4) may enter the dwelling unit only at reasonable times and for a specific purpose, i.e., to make repairs or show the unit to prospective tenants. The lessor shall contact the lessee(s) at least 24 hours prior to entering the dwelling unit In the event of an emergency the lessor can make an immediate entry as is necessary and reasonable to remedy the situation.
- 5) may begin showing the demised premises to prospective tenants 60 days before the lease is to terminate. Lessor shall give the lessee a minimum 24 hours notice before showing the lessees unit. Lessor shall only show the unit during reasonable hours between 9am and 5pm or at other times with the consent of the lessee.
- 6) shall keep the unit free of vermin and rodents and if necessary, to exterminate on a regular schedule.
- 7) shall be responsible for the mowing and upkeep of the yard property exterior except for those responsibilities born by the lessee in paragraph #10, item #3.
- 8) may choose not to renew this lease upon its termination. If the lessor chooses not to renew the lease, the lessor shall notify the current lessee at least 60 days prior to the termination of the lease.
- 9) neither insures nor indemnifies the lessee for the loss of the lessees personal property due to non-negligent accidents or acts of nature.

### 12. LOSS BY FIRE OR OTHER CASUALTY

In the event that the leased premises shall be rendered untenable by fire or other casualty, the terms of this lease shall cease and the lessor shall, within 5 days, return to the lessee(s) the security deposit and all rents paid for each day past such termination of the lease.

# 13. FURTHER AGREEMENTS

NO ORAL PROMISES OR AGREEMENTS ARE BINDING ON EITHER THE LESSOR OR THE LESSEE(S). This lease and any additional agreements stated below and initialed by all parties shall constitute the entire contract for leasing of the dwelling unit:

LESSEE(S) (Tenant)	LESSOR(s) (Landlord)