

RESIDENTIAL LEASE AGREEMENT



CAMPUSVIEW

This agreement, made this _____ day of _____, 20__ between **CAMPUS VIEW**, Landlord, and _____, Tenant, SS# _____

Witnessed, that the said landlord(s) does hereby lease to the said Tenant(s) the following described room in the property situated at 720 of Wigwam Hollow Rd., Macomb, State of Illinois.

Room No. _____

Terms of lease beginning _____ 20__ ending _____ 20__

Monthly rent \$ _____ Security deposit \$ _____

1. Tenant agrees to pay Landlord a monthly rent total of \$ _____ (_____ for rent plus \$60 for utilities: gas, electricity, water), due and payable **on or before the _____ of each month**, which coincides with the move in date. If rent is not received within five (5) days of the due date each month, a late fee charge of **\$25.00 per day** will be charged to the tenant.
2. An initial damage deposit of \$ ~~100.00~~ is due and payable upon the signing and acceptance of this RENTAL AGREEMENT. After completion of this contract, and vacating the premises by Tenant, the Landlord will inspect the premises and assess any damages and/or repairs. The deposit money minus any charges for repairs or cleaning will be returned to Tenant within thirty (30) days of vacating the property. All charges will be accompanied by a written explanation and subsequent charges.
3. **NO PETS** will be allowed within the premises of the property, unless expressly approved and amended by written addendum to this RENTAL AGREEMENT by the Landlord.
4. **NON-ASSIGNMENT OF RENTAL AGREEMENT** Tenant agrees not to Assign this agreement, nor to Sublet any part of the property, nor allow any person other than named Tenant reside on property, without expressed written consent of the Landlord.
5. **TENANT RESPONSIBILITIES** Tenant agrees to keep property and premises in clean and sanitary conditions. Tenant is required to abide by all Macomb City Ordinances related to upkeep and appearance of property. If repairs to the property are needed, and are not within Tenant responsibility, Tenant agrees to notify Landlord within three (3) days, so Landlord can make necessary repairs.
6. **ACCESS TO PREMISES** The Landlord reserves the right to enter the residence at reasonable times to inspect, make necessary repairs, supply services, or show prospective Tenant(s) and/or Buyers.
7. **DISTURBANCES** Tenant agrees not to create any unreasonable loud noises which would cause annoyance or discomfort to other residents or engaging in other activities which might be disturbing to other tenants or neighbors.
8. **INSURANCE** No rights of storage are given by this agreement. Landlord will not be liable for any loss of Tenant property. Tenant agrees that failure to procure such insurance is his/her negligence and shall bear the consequences. Tenant agrees to make no claims for any losses or damage against Landlord.

9. **ALTERATIONS** Tenant shall make no alterations, additions, or improvement to premises without Landlord's written consent.
10. **ATTORNEY COSTS** Tenant agrees that any attorney and court costs needed to enforce this contract will be paid by the Tenant.
11. **NOTICE OF CHANGE** Any change of RENTAL AGREEMENT, through relocation, normal termination of lease, or unforeseen cause in RENTAL AGREEMENT status, the Landlord and designated Agents will be notified with a minimum of thirty (30) days with a written notice.
12. **APPLIANCES** Appliances included with the rental property are STOVES (2), REFRIGERATORS (2), DISH WASHER (1), DEEP FREEZE (2), WASHER/DRYER (2). These are the property of the Landlord, and any damage to these appliances through the negligence of the Tenant shall require a charge to repair, at the Tenant's expense. Normal use and normal wear and tear are expected, and such problems of this nature will be paid for by Landlord.
13. **HAZARDOUS MATERIALS** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

ACCEPTED AND APPROVED:

_____ Date _____
Tenant Signature

Tenant Home/Emergency Contact Information:

_____ Date _____
Landlord Signature

Off street parking is provided for Tenant use only behind the building.