

# CHICAGO UNFURNISHED APARTMENT LEASE

Distributed by The Landlord Guide, Chicago, IL 773-549-6121  
Copyright 1997. All rights reserved.  
Gary G. Schiff, Esq.  
188 West Randolph, Chicago

Tenant(s) \_\_\_\_\_

Apartment Address \_\_\_\_\_  
Chicago, IL

Date of Lease \_\_\_\_\_

Beginning Date \_\_\_\_\_ Ending Date \_\_\_\_\_

Monthly Rent \$ \_\_\_\_\_ Security Deposit \$ \_\_\_\_\_

Security Deposit received by \_\_\_\_\_

## Heating Cost Disclosure

The cost of heating is the responsibility of the \_\_\_\_\_ Tenant \_\_\_\_\_ Lessor. The average monthly cost of utility service projected by the utility providing the primary source of heat in accordance with the requirements of applicable ordinances is \$ \_\_\_\_\_.

Acknowledged \_\_\_\_\_

## Owner/Agent Disclosure

### LINCOLNSHIRE PROPERTIES AND INVESTMENTS

DR. CHARLES C. LOZAR  
LINCOLNSHIRE TOWNHOUSE  
MANAGEMENT  
P.O. Box 11451  
Champaign, IL 61826

GINGER M. LOZAR  
LINCOLNSHIRE CAMPUS  
MANAGEMENT  
Urbana, IL 61801

(217) 398-1998

FAX (217) 398-1998

email: clozar@aol.com

Internet: <http://www.lincolnshireprop.com>

Lessor(s) \_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

## Lead warning statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

### Lessor's disclosure (initial)

\_\_\_\_\_ (a) Presence of lead-based paint and/or lead based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Lessor has no knowledge of lead based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and Reports available to the lessor (check one below)

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Lessee's acknowledgement (initial)

\_\_\_\_\_ (c) Lessee has received copies of all information listed above.

\_\_\_\_\_ (d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

### Agent's Acknowledgement (initial)

\_\_\_\_\_ (e) Agent has informed the Lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information they have provided is true and accurate.

Lessor \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_ Lessee \_\_\_\_\_ Date \_\_\_\_\_

## Guarantee

On \_\_\_\_\_, 20\_\_\_\_, in consideration of Ten Dollars (10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and the performance by Tenant, Tenant's heirs, executors, administrators, successors or assigns of all covenants and agreement of this Lease.

Guarantor \_\_\_\_\_ (Seal)

1. **Application.** Tenant covenants that all representations made in the Application for this Lease are incorporated into this Lease and made a part of it. Tenant covenants that all information contained in the Application is true and that this information was given as an inducement for Lessor to enter into this Lease, and therefore constitutes a material covenant.

Acknowledged \_\_\_\_\_

2. **Tenant Inspection Prior to Occupancy: Building Code Violations.** Tenant has inspected the Apartment and all common areas of the property to which Tenant has lawful access during the Lease Term, and is satisfied with their general condition and appearance. Tenant acknowledges that there have been no representations, promises or other undertakings by Lessor, or any agent of Lessor, made to induce Tenant to enter into this Lease, except those expressly made in writing, relative to the repairs, decorating, additions to, or removal of any portion of the Apartment or of the property. Tenant further acknowledges that attached hereto are copies, if any, of notices received from the City of Chicago during the twelve months prior to the date hereof concerning code violations, and copies of notices from any utility provider regarding termination of utility services.

Acknowledged \_\_\_\_\_

3. **The Rent.** Tenant shall pay the Monthly Rent to Lessor or Lessor's agent on the first day of each month in advance at the Lessor's address stated opposite (or at such other address as Lessor may designate in writing).

4. **Late Fee.** The Monthly Rent shall be automatically increased \$10, plus 5% of the amount by which the Monthly Rent exceeds \$500, as additional rent, if received by Lessor after the 5th of the month for which it is due.

5. **Returned Bank Items.** If any check or other bank instrument tendered for payment of any tenant obligation hereunder is returned for insufficient funds, Tenant shall pay Lessor a \$35 fee as additional rent. Lessor shall further have the right to demand that any such

## Additional Agreements

**THIS LEASE COPY IS ONLINE AS AN EXAMPLE OF THE COPYRIGHTED LEASE WE WILL USE. THIS COPY MAY BE PRINTED AND SIGNED AS A MEANS OF HOLDING A UNIT. HOWEVER AN ORIGINAL PRINTED LEASE COPY WILL BE USED, SIGNED IN PERSON, AS THE LEGAL BINDING AGREEMENT. A RETURNABLE DEPOSIT MAY BE TAKEN TO HOLD THE UNIT 48 HOURS UNTIL SIGNING. NO PETS ARE ALLOWED.**

**Lease addendum to Chicago Lease for Lincolnshire Properties and Investments.  
2527-29 North Orchard, Lincoln Park, Chicago**

**1. Parties: tenants agree that there will be no large parties in their unit. No more than 8 guests and tenants total. This agreement covers keg parties, large groups, noisy music, etc. Tenants will be liable for damage to common areas. Damages will be photographed. Kegs are not allowed on the premises and can be fined \$300 if found.**

**2. Noise: tenants agree there will be no loud music or electronic devices played that would disturb neighbors in the building. Also, anyone on the roof will be fined \$300/ person.**

**3. Scale of penalties: the Chicago lease does not specify the level of penalties so Lincolnshire properties does as follows; ( using phone complaints to LINCOLNSHIRE as indicator)**

**Neighbor calls: if a resident of the building calls about excessive noise, ie parties or loud stereos, then the deduction shall be \$300 from deposit**

**Next building calls: if an adjacent building occupant calls, then the deduction shall be \$400 per occurrence**

**Police called: if police are called, then the deduction shall be \$500 per occurrence even if they do not come, a record will be obtained from their office**

**4. Damage distribution: equally, ie all damages from whatever cause are assessed to all residents equally. Lincolnshire does not assess responsibility. Documentation in the form or photographs will be provided where possible.**

**5. Painting walls: walls shall be all returned to the original Sherwin Williams "rice paper white" contractor grade paint. A charge of \$200/ room or \$900/ unit shall be assessed if walls are not professionally painted. WALLS SHOULD NOT BE PAINTED without Lincolnshire written consent. All walls shall be "rice paper white".**

**6. Building Components and attachments: leasee shall be financially responsible for physical damage to windows, screens, building, appliances and electrical systems.**

**7. Pets: NONE**

**8. Move out charges: the landlord shall purchase cleaning services upon move out, should the unit not be clean enough for the next tenant. No deposit for anyone shall be returned until all keys including mailbox keys are turned in.**

**TENANT LEASE DATE \_\_\_\_\_ UNIT NUMBER \_\_\_\_\_**

**Acknowledged by initial \_\_\_\_\_**

**LINCOLNSHIRE PROPERTIES  
AND INVESTMENTS**

**DR. CHARLES C. LOZAR      GINGER M. LOZAR**  
Management: PO BOX 11451  
Champaign, Ill 61826

Lincolnshire Townhouses      Champaign  
Lincolnshire Campus      Urbana  
Lincolnshire Vintage      Lincoln Park, Chicago  
Vacation Rental      Tucson, Flagstaff, Az

(217) 398-1998      fax (217) 398-1998  
email: clozar@aol.com

http://www.lincolnshireprop.com