



# Lease Agreement

The Oakbud Company

Agreement between W. Michael and Mary Petullo, Owners, and \_\_\_\_\_, Tenants, for a dwelling located at 1707 Oak Avenue, Northbrook, IL 60062. Tenant agree to lease this dwelling for a term of twelve months, beginning \_\_\_\_\_ and ending \_\_\_\_\_ for \$\_\_\_\_\_ per month, payable in advance on the first day of every calendar month to Owners. When rent is paid on or before the first day of the calendar month, Owners will give tenants a discount of \$\_\_\_\_\_.

The first month's rent is \$\_\_\_\_\_.

The security/cleaning deposit on this dwelling is \$\_\_\_\_\_. It is refundable if Tenants leave the dwelling reasonably clean and undamaged. Tenants may be required to sign a hand receipt for items whose values will be deducted from the deposit if lost or damaged.

Certain maintenance performed will incur a \$55 service fee. Please refer to your maintenance policy for details.

Upon expiration, this agreement shall become a month-to-month agreement AUTOMATICALLY, UNLESS either Tenants or Owners notify the other party in writing at least thirty days prior to the expiration that they do not wish the Agreement to continue on any basis.

Should Tenants move before this Agreement expires, they will be responsible for paying rent through the end of the term or until another tenant approved by the Owners has moved in, whichever comes first.

Owners will refund all deposits due within fourteen days after Tenants have moved out completely and returned their keys.

Only the following \_\_\_\_ persons and \_\_\_\_ pets are to live in this dwelling:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Without Owner's prior written permission, no other persons may live there, and no other pets may stay there, even temporarily, nor may the dwelling be sublet or used for business purposes.

TENANTS AGREE TO THE FOLLOWING:

- to accept the dwelling "as is," having already inspected it
- to keep yards and garbage areas clean; a lawn care, leaf removal and snow removal service  will  will not be provided.
- to keep from making loud or bothersome noises and disturbances and to play music and broadcast programs at all times so as not to disturb other people's peace and quiet
- not to paint or alter the dwelling without first getting the Owner's written permission

- to keep parking spaces free of oil and grease
- not to repair their motor vehicle on the premises if such repairs will take longer than a single day
- to allow Owners to inspect the dwelling, work on it, or show it to prospective tenants after a reasonable notice
- not to keep any liquid filled furniture in this dwelling
- to pay rent by check or money order made out to Owners (checks must be good when paid or applicable late-payment charges will apply.)
- to pay for repairs of all damage, including drain stoppages, they or their guests have caused
- to pay for any windows broken in the dwelling while they live there
- to assume responsibility for any municipal violations
- to refrain from smoking on the property

Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under applicable code sections. The prevailing party shall recover reasonable legal fees involved.

Tenants hereby acknowledge that they have read this Agreement, understand it, agree to it and have been given a copy.

Owner\_\_\_\_\_Tenant\_\_\_\_\_

Owner\_\_\_\_\_Tenant\_\_\_\_\_