



MAINSTREET ORGANIZATION OF REALTORS® RESIDENTIAL LEASE



(INTENDED TO BE A LEGALLY BINDING CONTRACT)

Not to be used for rental property in either the City of Chicago or Cook County.

Term of Lease		Monthly Rent	Security Deposit (if any)
Beginning	Ending		
Non-Refundable Move-In Fee (if any): [ATTACH MOVE-IN FEE DISCLOSURE IF REQUIRED BY ORDINANCE]		\$	
Pet Deposit (if any): <input type="checkbox"/> Refundable <input type="checkbox"/> Non-Refundable		\$	
Leased Premises Address:			

1 TENANT

2 Name(s) _____

3 _____

4 Premises Address _____

5 City, State, Zip _____

LANDLORD

Name(s) _____

Address [REQUIRED] _____

City, State, Zip _____

6 Notice is hereby provided pursuant to Illinois statute that ☐ Landlord ☐ Tenant is an Illinois Real Estate Licensee.

7 If Dual Agency applies, check here ☐ and complete Paragraph 19.

8 **LANDLORD CONTRIBUTION TO TENANT BROKERAGE COMPENSATION:** [INITIAL ONLY ONE OF THE
9 FOLLOWING SUBPARAGRAPHS A OR B]

10 [INITIALS] _____ a) Landlord agrees to pay Tenant's Brokerage [CHOOSE ONLY ONE]: ☐ _____ %
11 of one (1) month's rent; or ☐ \$ _____ on Tenant's behalf to be applied to Tenant's Brokerage
12 compensation. Landlord's contribution of compensation is due [CHOOSE ONE]: ☐ upon possession; or ☐ five (5) days after
13 Date of Acceptance of Lease.

14 [INITIALS] _____ b) Landlord will not contribute to Tenant's Brokerage compensation.

15 In no event may Tenant's Brokerage receive compensation from any source that exceeds the amount or rate as set
16 forth in the tenant representation agreement.

17 **Lead-Based Paint Disclosures:** [INCLUDED IN LEASE] Prior to signing this lease, Tenant has received the EPA Pamphlet
18 "Protect Your Family From Lead In Your Home" and has received a Lead-Based Paint Disclosure.

19 The Tenant acknowledges receiving and separately executing the above applicable document(s).

20 **Tenant Acknowledgement** _____

21 **Radon Disclosures:** [INCLUDED IN LEASE] Prior to signing this lease, Tenant has received the Illinois Emergency
22 Management Agency Pamphlet "Radon Guide for Tenants" or equivalent pamphlet approved for use by the Illinois
23 Emergency Management Agency and has received a Disclosure of Radon Hazards, if applicable.

24 The Tenant acknowledges receiving and separately executing the above applicable document(s).

25 **Tenant Acknowledgement** _____

26 **Flood Disclosures:** [INCLUDED IN LEASE] Prior to signing this lease, Tenant has received the Disclosure of Potential
27 Flooding in Rental and Lease Agreements.

28 The Tenant acknowledges receiving and separately executing the above applicable document(s).

29 **Tenant Acknowledgement** _____

30 **Potential Flooding Disclosures:** Illinois law defines a "lower-level unit" as any garden-level unit, basement-level unit, or
31 first floor unit (see 765 ILCS705/25). In the event that the subject leased premises is a "lower-level unit" as defined by
32 Illinois law, the following disclosure shall be incorporated in this lease and made a part hereof.

33 Landlord ☐ is ☐ is not aware that the Premises is located in a FEMA Special Flood Hazard Area ("100-year floodplain").
34 The property has experienced flooding _____ times in the last ten (10) years. Even if the Premises is not in a Special Flood
35 Hazard Area ("100-year floodplain"), the Premises may still be susceptible to flooding. The Federal Emergency
36 Management Agency (FEMA) maintains a flood map on its internet website that is searchable by address, at no cost, to
37 determine if the Premises is located in a flood hazard area.

38 Landlord ☐ is ☐ is not aware that the Premises has flooded at least once in the last ten (10) years. The Premises has flooded

Tenant Initial _____ Tenant Initial

Landlord Initial _____ Landlord Initial

Address: _____

39 _____ times in the last ten (10) years. Even if the Premises has not flooded in the last ten (10) years, the Premises may
40 still be susceptible to flooding.

41 Most tenant insurance policies do not cover damage or loss incurred in a flood. Tenant is encouraged to examine their policy
42 to determine coverage. If Tenant's policy does not include coverage, flood insurance may be available through FEMA's
43 National Flood Insurance Program to cover personal property in the event of a flood. Information regarding flood risks can
44 be found at the dnr.illinois.gov (Illinois Department of Natural Resources), fema.gov (FEMA), and ready.gov/flood (U.S.
45 National public service).

46 Landlords are required to disclose the above information pursuant to Section 25 of the Landlord and Tenant Act. A
47 landlord's failure to comply with Section 25 of the Landlord and Tenant Act shall entitle a tenant to remedies as defined in
48 that Section.

49 **Landlord Acknowledgement** _____ **Tenant Acknowledgement** _____

50 In consideration of the mutual covenants and agreements herein stated, Landlord hereby leases to Tenant and Tenant hereby
51 leases from Landlord for a private dwelling, the unit designated above (the "Premises"), together with the appurtenances
52 thereto, and the common elements or limited common elements appurtenant thereto, if any, for the above term. Along with
53 the dwelling unit described herein, the premises include the following: *[CHECK ALL THAT APPLY]*

- 54 ☐ Parking space(s) – (Identified as _____ and containing _____ parking spaces.)
55 ☐ Garage – (Identified as _____ and containing _____ parking spaces and _____ transmitters.)
56 ☐ Refrigerator ☐ Oven/Range/Stove ☐ Microwave ☐ Dishwasher ☐ Washer ☐ Dryer
57 ☐ Window Air Conditioner(s) (# _____) ☐ Storage locker
58 ☐ Other Items Included: _____

59 Items Not Included: _____

60

The following are incorporated into this Lease when indicated	
Tenant's Property Insurer: <i>[NAME, ADDRESS, AND PHONE OF TENANT INSURANCE COMPANY]</i>	
Additional Agreements and Covenants not included elsewhere:	

61 **1. RENT:** Tenant shall pay to Landlord, monthly in advance without demand as rent for the Premises the sum stated above at
62 Landlord's address stated above or such other address as Landlord may designate in writing. Time of such payment is of the
63 essence of this agreement. All rent shall be due as of the _____ day of each month. *[IF BLANK, THEN FIRST DAY OF EACH MONTH]*
64 Any rent not paid by _____ day(s) after the due date *[IF BLANK, THEN FIVE (5) DAYS]* shall incur a late payment penalty of
65 _____% of the monthly rent. *[IF BLANK, THEN 5%]*

66 **2. SECURITY DEPOSIT:** As security for the faithful performance of the terms of this Lease by Tenant, including, but
67 not limited to, payment of rent and to the return of the Premises in the same condition as they were at the Beginning Date
68 of the Term, normal wear and tear excepted, Tenant shall tender to Landlord the above-described Security Deposit within
69 _____ day(s) after the Date of Acceptance of this Lease *[IF BLANK, ONE (1) DAY]*; if Tenant fails to tender said Security
70 Deposit as required herein, this Lease shall be deemed null and void. Any unused portion of the Security Deposit will be
71 returned to Tenant, without interest, within _____ days *[IF BLANK THEN 30 DAYS]*, or sooner if required by applicable law,
72 from the date that Tenant has vacated the Premises. Tenant acknowledges that Tenant has inspected the Premises and that
73 the Premises are in good repair, except as specified below, and that no representations as to the condition or repair thereof
74 have been made by the Landlord, or Landlord's Designated Agent, prior to or at the Date of Acceptance of this Lease, that
75 are not herein expressed.

76 DEFECTS: *[IF ANY]* _____

77 _____

78 _____

79 **3. UTILITIES AND SERVICES:** In addition to the monthly rent specified above, Tenant shall be responsible for payment
80 of the following: *[CHECK ALL THAT APPLY]*

- 81 ☐ Electricity ☐ Gas ☐ Water/Sewer ☐ Heating Fuel ☐ Refuse Removal ☐ Homeowner Association Dues

Tenant Initial Tenant Initial

Landlord Initial Landlord Initial

Address: _____

82 ☐ _____
83 If Tenant fails to pay any of the above, Landlord may pay them on Tenant's behalf. In such event Tenant shall promptly
84 reimburse Landlord for all such payment, plus any penalties paid by Landlord, upon demand by Landlord. In the event any
85 of the above utilities are not levied specifically on or in respect of the Premises, the Tenant shall pay to Landlord as additional
86 rent _____% of said utilities charged on the building of which the Premises is a part.

87 **4. MAINTENANCE AND REPAIRS:** Tenant will keep the Premises in good and sanitary condition at Tenant's sole
88 expense during the term of this Lease and during any renewal period or extension thereof. Tenant will maintain the fixtures
89 and mechanical systems in good operating order, and will further be responsible for the following: *[CHECK ALL THAT APPLY]*

- 90 ☐ Snow / ice removal from driveways and sidewalks ☐ Lawn mowing
91 ☐ Landscape maintenance (other than lawn mowing) ☐ Scavenger service
92 ☐ _____ ☐ _____

93 Landlord will be responsible for any structural or major maintenance and repairs, other than routine maintenance and repairs
94 that are not due to Tenant's misuse, waste or neglect or to that of Tenant's authorized occupants or visitors.

95 Any appliances contained in the Premises are provided for the Tenant's convenience. Landlord does not warrant the fitness
96 or uninterrupted use or enjoyment of such appliances by Tenant. Any interruption of Tenant's use and enjoyment of such
97 appliances shall not constitute "constructive eviction," nor form the basis for any defense, set-off or counter claim by Tenant.
98 Tenant agrees to pay for any and all repairs, including approved or unapproved improvements or alterations, that shall be
99 necessary to put the Premises in the same condition as existed at commencement of this Lease, normal wear and tear and
100 loss by fire or acts of nature excepted, and the expense of such repairs shall be included within the terms of this Lease. In
101 the event Tenant shall fail to maintain the Premises as provided hereunder, and upon notice by the Landlord fails to correct
102 any deficiencies, such failure shall constitute grounds for termination of this Lease by Landlord.

103 Any maintenance or repair that is not the obligation of Tenant shall be the responsibility of the Landlord. Landlord shall
104 discharge its maintenance and repair responsibilities in a timely manner. In the event Landlord fails to do so, and upon
105 notice by Tenant fails to correct any deficiencies, such failure shall constitute grounds for termination of this Lease by
106 Tenant.

107 **5. USE, SUBLET, ASSIGNMENT:** The Premises will be used and occupied as a private, single-family premises by: *[LIST*
108 *INDIVIDUAL NAMES]* _____
109 _____

110 and no others. Tenant will not permit the Premises to be used for any unlawful purpose or purposes that will injure the
111 reputation of the Premises or of the neighborhood, and will not permit the Premises to remain vacant or unoccupied for
112 more than thirty (30) consecutive days. Tenant will not allow the Premises to be used for any purpose that will increase the
113 rate of insurance thereon, nor for any purpose other than that herein specified. Tenant will neither assign this Lease nor
114 sublet the Premises without the prior written consent of Landlord; such consent will not be unreasonably withheld.
115 Landlord's consent in this instance will not waive Landlord's right to refuse subsequent assignments or sub-lettings nor will
116 Landlord's consent release Tenant from liability under this Lease. Shared Housing Units, short-term rentals, short-term
117 license agreements, or rooms for rent are not allowed under this Lease without the express written consent of the Landlord.

118 **6. POSSESSION:** Landlord will tender possession of Premises not later than the beginning date of this Lease. Possession
119 shall be deemed to have been given when Landlord delivers to Tenant the keys for the unoccupied Premises. If Landlord does
120 not deliver possession of the Premises to Tenant as stipulated herein, Tenant may cancel and terminate this Lease, with written
121 notice to Landlord. In this instance, neither party will be liable to the other and any sums paid by Tenant under this Lease will
122 be refunded. If Tenant accepts late delivery of the Premises, then the rent will be reduced on a pro-rated daily basis for that
123 monthly term from the date of actual possession. The term of this Lease will not be extended by any such late delivery.

124 **7. ALTERATIONS AND IMPROVEMENTS:** Tenant will not make any alterations or improvements, including
125 decorating, without the prior written consent of Landlord. Any alterations or improvements that are made will remain and
126 be surrendered upon termination of this Lease. Any such acceptance will not relieve Tenant for any costs incurred by
127 Landlord as a result of any alterations or improvements. Tenant shall be responsible for all costs incurred by Landlord as a
128 result of any unapproved alteration or improvement.

129 **8. COMPLIANCE:** Tenant will in every respect comply with applicable local ordinances with the rules and orders of the
130 health officers thereof, with the orders and requirements of the police department, with the requirements of any underwriters'
131 association so as not to increase the rates of insurance upon the building and contents thereof, with the rules and orders of
132 the fire department with respect to any matters coming within their jurisdiction, with the rules and bylaws of any applicable
133 homeowner's association and with any Landlord's rules attached hereto.

134 **9. DAMAGE BY FIRE OR CASUALTY:** If the Premises is damaged by fire or other casualty not due to Tenant's

Tenant Initial _____ Tenant Initial _____ Landlord Initial _____ Landlord Initial _____

Address: _____

negligence, Landlord will begin repairs as soon as possible. If the damaged Premises is uninhabitable, the rent will cease until the repairs are made. If the Premises is not restored to habitable condition within days [IF BLANK, THEN SIXTY (60) DAYS] this Lease may be terminated at the option of Tenant upon written notice to Landlord. If Landlord decides not to repair or re-build, Landlord may terminate this Lease by giving Tenant immediate written notice and Tenant will surrender the Premises to Landlord. Landlord shall be responsible for all costs of repair of the Premises, provided the damage is not caused by any willful act or negligence on the part of Tenant. If the damage is caused by Tenant's willful act or negligence, Tenant shall be responsible for all costs of repair of the Premises and Tenant shall remain obligated to pay all rent and other charges through the end of this Lease, regardless of the habitability of the Premises.

10. CONDEMNATION: If any part of the Premises is taken by any authority for any public or quasi-public purpose or use or a settlement or a compromise or a settlement in lieu thereof be made that would substantially alter the intended use of the Premises, this Lease will terminate from the date when possession of the Premises is taken. Tenant will have no right to any damages awarded or settlement made in this regard.

11. DEFAULT: If rent or any other sum due Landlord is unpaid; if there is default in compliance with any term of this Lease; if the Premises is abandoned, deserted or vacated by Tenant; or if the Landlord is otherwise entitled under the law, then Landlord will have the right to terminate this Lease in accordance with any applicable statute or ordinance. In any action with respect to this Lease, the Parties are free to pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the non-prevailing Party as ordered by a court of competent jurisdiction.

12. HOLDOVER: Tenant will deliver possession of the Premises to Landlord upon expiration or termination of this Lease. If Tenant fails to do so, Tenant will pay an amount equal to three (3) times the monthly rent specified in this Lease for each month or portion thereof that Tenant remains in possession of the Premises. Tenant will have no rights in the Premises and will be a tenant in sufferance. Tenant will pay to Landlord any damages and costs incurred by Landlord as a result of any holding over. Acceptance of rent after expiration or termination of this Lease will constitute a renewal on a month-to-month basis.

13. LIABILITY AND INSURANCE: Landlord will not be liable to Tenant for any damage to Tenant's person or property or agents, employees, guests or invitees other than for Landlord's gross negligence. Tenant will indemnify and hold Landlord harmless from all claims of any nature. The Tenant acknowledges the need for safeguarding personal property and valuables and insuring liability and contents at said Premises. During the term of this Lease the Tenant shall be required to maintain renter's insurance policy with Landlord as an additional insured. Tenant shall furnish a copy of said renter's insurance policy to the Landlord. Such insurance policy shall be subject to Landlord approval, which approval shall not be unreasonably withheld or denied. Tenant shall furnish a copy of said policy to Landlord, prior to move-in.

14. RIGHT OF ENTRY: Landlord or Landlord's agents will have the right to enter the Premises at reasonable times with reasonable notice, except in the event of an emergency, in order to inspect, to make ordinary, necessary repairs or alterations, to enforce the provisions of this Lease and to show the Premises to prospective purchasers or tenants. Tenant will allow Landlord to have placed upon the Premises, at all times, notices of "For Sale" or "To Rent" (or both) and will not interfere with the same. A keybox is designed as a repository of a key to the Premises, permitting access to the interior of the Premises by Participants or Subscribers of the Multiple Listing Services (MLS), and their authorized licensees. Landlord's agents are authorized to affix a keybox to the Premises and, provided the Tenant is absent, any MLS Participant or Subscriber associated with the MLS shall have the right, through use of said keybox, to show the Premises at any reasonable time. It is not a requirement of the MLS or Landlord's agents that a Landlord allow use of a keybox. Where a Tenant is present at the Premises, the Tenant hereby consents to permit access to the interior of the Premises through the use of said keybox. Tenant acknowledges the need for safeguarding personal property and valuables and agrees to indemnify pursuant to the terms of Paragraph 13. Tenant acknowledges these provisions and gives consent for placement of a keybox on the Premises.

15. SUBORDINATION: This Lease is subject to and subordinate to the lien of all mortgages now or hereafter placed on any part of Landlord's property that includes the Premises, to any extensions and renewals thereof and to advances now or thereafter made on the security thereof. Tenant will execute such instruments evidencing subordination at Landlord's request. If Tenant fails to comply with such request, Tenant hereby irrevocably empowers Landlord to do so in Tenant's name.

16. NOTICE: All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any one of the multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- a) By personal delivery; or
- b) By mailing to the addresses recited herein on Page 1 by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
- c) By facsimile transmission. Notice shall be effective as of date and time of the transmission, provided that the Notice transmitted shall be sent on Business Days during Business Hours. In the event Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or

Tenant Initial _____ Tenant Initial _____

Landlord Initial _____ Landlord Initial _____

Address: _____

- 189 d) By e-mail transmission if an e-mail address has been furnished by the recipient Party or the recipient Party's attorney to
190 the sending Party or is shown in this Contract. Notice shall be effective as of date and time of e-mail transmission, provided
191 that, in the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first
192 hour of the next Business Day after transmission. An attorney or Party may opt out of future e-mail Notice by any form
193 of Notice provided by this Contract; or
194 e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following
195 deposit with the overnight delivery company.
196 f) Nothing herein shall be construed as waiving, limiting or modifying in any manner the requirements of any Illinois statute
197 concerning the manner of service of notice or demand for possession of real estate incident to the termination of a lease.

198 **17. SEVERABILITY:** If any part if this Lease is construed to be unenforceable, the remaining parts will remain in full
199 force and effect as though any unenforceable part was not written into this Lease.

200 **18. RULES AND REGULATIONS:** Tenant and other authorized occupants and guests will comply with all occupancy
201 rules and regulations of Landlord, if any, and, with any homeowner association or condominium association rules and
202 regulations as amended from time to time and furnished to Tenant. Failure to comply with the occupancy rules and
203 regulations will be considered a default under the terms of this Lease.

204 **19. CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously consented to
205 _____ (Designated Agent) acting as a Dual Agent in providing brokerage
206 services on their behalf and specifically consent to Designated Agent acting as a Dual Agent with regard to the transaction
207 referred to in this Lease.

208 **20. ATTORNEY REVIEW:** Within five (5) Business Days after Date of Acceptance, the attorneys for the respective
209 Parties, by Notice, may:

- 210 a) Approve this Lease; or
211 b) Disapprove this Lease, which disapproval shall not be based solely upon the stated Rent; or
212 c) Propose modifications to this Lease, except for the stated Rent amount, which proposal shall be conclusively deemed
213 a counteroffer notwithstanding any language contained in any such proposal purporting to state the proposal is not a
214 counteroffer. If after expiration of ten (10) Business Days after the Date of Acceptance written agreement has not
215 been reached by the Parties with respect to resolution of all proposed modifications, either Party may terminate this
216 Lease by serving Notice, whereupon this Lease shall be immediately deemed terminated; or
217 d) Offer proposals specifically referring to this subparagraph d) which shall not be considered a counteroffer. Any
218 proposal not specifically referencing this subparagraph d) shall be deemed made pursuant to subparagraph c) as a
219 modification. If proposals made with specific reference to this subparagraph d) are not agreed upon, neither Party may
220 declare this Lease null and void, and this Lease shall remain in full force and effect.

221 **If Notice of disapproval or proposed modifications is not served within the time specified herein, the provisions of**
222 **this paragraph shall be deemed waived by the Parties and this Lease shall remain in full force and effect. If Notice**
223 **of termination is given, said termination shall be absolute and this Lease rendered null and void upon the giving of**
224 **Notice, notwithstanding any language proffered by any Party purporting to permit unilateral reinstatement by**
225 **withdrawal of any proposal(s). IF TENANT TAKES POSSESSION OR EITHER PARTY FAILS TO SERVE**
226 **WRITTEN NOTICE WITHIN THE TIME SPECIFIED, THIS PROVISION SHALL BE DEEMED WAIVED BY**
227 **THE PARTIES, AND THIS LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.**

228 **21. OTHER TERMS OR PROVISIONS:**

- 229 a) Pets ☐ are ☐ are not permitted under this Lease. If pets are permitted, such permission is limited as follows:
230 type/breed: _____ weight _____ number of _____.
231 b) In addition to any other remedies afforded to Landlord under this Lease, Landlord may charge Tenant an amount
232 equal to 5% of the monthly rent for any returned check. Two occurrences of returned checks during the term of this
233 Lease, including any extension of the term thereof, will require all future rental payments by Tenant to be made by
234 cashiers or certified check.
235 c) Tenant shall pay \$ _____ (if blank, then landlord's actual cost or ten dollars (\$10.00), whichever is
236 greater) for each and any lost key replaced by Landlord.
237 d) Tenant will not install satellite dishes, antennae or cables for television, radio, sound equipment, computer equipment
238 or Internet access without Landlord's written consent in each case, and shall remove same and restore all walls or
239 other appurtenances prior to vacating Premises.
240 e) Landlord is required to re-key all locks prior to possession.
241 f) Smoking ☐ is permitted ☐ is not permitted on the premises under this Lease. Landlord's policy on smoking, if any,
242 is attached.

Tenant Initial _____ Tenant Initial

Landlord Initial _____ Landlord Initial

Address: _____

243 **22. ENTIRE AGREEMENT:** This document and the documents incorporated herein are the entire agreement of the
244 Parties and no representations of either party are binding unless contained herein. No oral statements will be binding on
245 either party. This Lease may only be modified by mutual agreement of the Parties. The following are hereby incorporated
246 herein and made part of this Lease:
247 _____
248 **THIS IS A LEGALLY BINDING DOCUMENT. PRIOR TO THE EXECUTION OF THIS LEASE, LANDLORD AND**
249 **TENANT ARE ENCOURAGED TO CHECK ORDINANCES AND REGULATIONS TO VERIFY THE REQUIREMENTS**
250 **OF THE APPLICABLE GOVERNMENTAL AUTHORITY IN WHICH THE PREMISES IS LOCATED.**

251 IN WITNESS WHEREOF, the parties have signed and sealed this Lease on the date herein.

252 DATE OF OFFER _____	DATE OF ACCEPTANCE _____
253 _____	_____
254 TENANT SIGNATURE	LANDLORD SIGNATURE
255 _____	_____
256 TENANT SIGNATURE	LANDLORD SIGNATURE

257 **GUARANTEE**

258 For value received, the undersigned hereby guarantees the payment of the rent and the performance of the covenants by the Tenant of
259 the terms of the Lease.

260 _____	DATE _____
261 GUARANTOR SIGNATURE	
262 _____	_____
263 PRINT GUARANTOR'S NAME	GUARANTOR'S PHONE
264 _____	
265 GUARANTOR'S ADDRESS	
266 _____	
267 CITY, ZIP	

268

FOR INFORMATION ONLY

269

270 Tenant's Cell Phone Number(s)

Landlord's Cell Phone Number(s)

271

272 Tenant's Other Phone Number(s)

Landlord's Other Phone Number(s)

273

274 Tenant's E-Mail Address

Landlord's E-Mail Address

275

276 Tenant's E-Mail Address

Landlord's E-Mail Address

277

278 Tenant's Brokerage MLS#

Landlord's Brokerage MLS#

279

280 Tenant's Designated Agent MLS #

Landlord's Designated Agent MLS #

281

282 Phone Fax

Phone Fax

283

284 Tenant's Designated Agent's E-Mail

Landlord's Designated Agent's E-Mail

285

286 Tenant's Attorney

Landlord's Attorney

287

288 Phone Fax

Phone Fax

289

290 Tenant's Attorney's E-Mail

Landlord's Attorney's E-Mail

291

292 Tenant's Emergency Contact Name

Landlord's Emergency Contact Name

293

294 Tenant's Emergency Contact Phone / E-mail

Landlord's Emergency Contact Phone / E-mail

PRE-1978 HOUSING RENTAL AND LEASES DISCLOSURE OF INFORMATION



LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

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 seller (check one below):

☐ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint 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 Acknowledgment (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 Acknowledgment (initial or enter N/A if not applicable)

_____ (e) Lessor's 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.

_____ (f) Lessee's 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.¹

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 _____	Lessee _____	Date _____
Lessor _____	Date _____	Lessee _____	Date _____
Agent _____	Date _____	Agent ¹ _____	Date _____

Property Address: _____

¹ Only required if the lessee's agent receives compensation from the lessor.

(This disclosure form should be attached to the Lease.)



ILLINOIS REALTORS® DISCLOSURE OF INFORMATION ON RADON HAZARDS TO TENANTS



Radon Warning Statement

Each tenant in this residence or dwelling unit is notified that the property may present exposure to levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of death in private homes and the leading cause of lung cancer in nonsmokers. The lessor of any residence is required to provide each tenant with any information on radon test results of the dwelling unit that present a radon hazard to the tenant.

The Illinois Emergency Management Agency (IEMA) strongly recommends that ALL rental properties have a radon test performed and radon hazards mitigated if elevated levels are found in a dwelling unit or a routinely occupied area of a multiple family residence. Elevated radon concentrations can easily be reduced by a radon contractor.

Dwelling Unit Address: _____

Lessor's Disclosure (initial each of the following which applies)

- _____ Lessor has no knowledge of elevated radon concentrations (or records or reports pertaining to elevated radon concentrations) in the dwelling unit.
- _____ Radon concentrations (at or above the IEMA recommended Radon Action Level 4.0 pCi/L) are known to be present within the dwelling unit.
- _____ Lessor has provided the tenant with copies of all available records and reports, if any, pertaining to radon concentrations within the dwelling unit.

Tenant's Acknowledgment (initial each of the following which applies)

- _____ Tenant has received copies of all information listed above.
- _____ Tenant has received the pamphlet "Radon Guide for Tenants".

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she provided is true and accurate.

Lessor _____	Date _____
Lessor _____	Date _____
Tenant _____	Date _____
Tenant _____	Date _____