

Illinois Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

2. Term

Lease starts (date): _____

Lease ends (date), or write month-to-month: _____

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

3. Rent

Monthly rent (\$): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days (\$, or 0): _____

4. Security deposit

Security deposit (\$): _____

Within 30 days after the Tenant moves out the Landlord sends an itemized statement of any deductions for unpaid rent and damage beyond ordinary wear, and returns the balance within 45 days. A Landlord of 25 or more units pays interest on a deposit held more than six months, at the rate Illinois law sets each year.

Deposit held at (bank name, if the state requires a separate account): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

A general form provided as a convenience by Signathing (AllContraX LLC), not legal advice, and not a claim that it complies with any law. Rules change and vary by state and city. Check the statute cited here, or ask a lawyer, before you rely on it. Illinois clauses follow 765 ILCS 710/1, 765 ILCS 715/1, 735 ILCS 5/9-207, 765 ILCS 705/25 as read on 2026-10-23.

7. Use, pets and smoking

Pets allowed (describe, or none): _____

Smoking:

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

8. Entry

The Landlord may enter at reasonable times to inspect, repair or show the Premises after at least 24 hours' notice, and without notice in an emergency.

9. Ending the lease and default

Either party ends a month-to-month tenancy with at least 30 days' written notice. If rent is unpaid or a term is broken, the Landlord gives the written notice Illinois law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

10. Other terms

Additional terms (or none): _____

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- ☐ Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- ☐ Working smoke detectors in the Premises (425 ILCS 60/3)
- ☐ Working carbon monoxide detectors in the Premises (430 ILCS 135/10)
- ☐ Whether any utility is shared and how the bill is split (765 ILCS 740/5)
- ☐ Radon hazard notice, for a unit below the third story (420 ILCS 46/26)
- ☐ Flood zone status and any flooding in the past ten years (765 ILCS 705/25)
- ☐ Any rent concession, labeled as a concession in the lease (765 ILCS 730/3)
- ☐ Every non-optional fee stated on the first page of the lease (765 ILCS 760/10)

Chicago and Cook County have their own landlord-tenant ordinances, a 1.5-month deposit cap in Cook County, and a required ordinance summary and bed bug brochure. Check them before signing.

Signatures

Landlord

Signature

Date

Printed name

Tenant

Signature

Date

Printed name