



Continue

STANDARD LEASE AGREEMENT

THIS AGREEMENT (hereinafter referred to as the "Standard Lease Agreement") is made and entered into this _____ day of _____, 20____, by and between the Landlord known as _____ with a mailing address of _____, City of _____, State of _____ (hereinafter referred to as "Landlord") and the Tenant known as _____ with a mailing address of _____, City of _____, State of _____ (hereinafter referred to as "Tenant").

For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **PROPERTY.** Landlord owns certain real property and improvements located at _____, City of _____, State of _____ (hereinafter referred to as the "Property"). Landlord desires to lease the Property to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Property from Landlord upon the terms and conditions contained herein.

2. **TERM.** This Standard Lease Agreement shall commence on _____, 20____, and end on _____, 20____, at 11:59 PM local time (hereinafter referred to as the "Term"). Upon the end of the Term, Tenant shall be required to vacate the Property unless one of the following circumstances occur:

- i. Landlord and Tenant formally extend this Standard Lease Agreement in writing or create and execute a new, written and signed Standard Lease Agreement; or
- ii. Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

In the event that Landlord accepts new rent from Tenant after the termination date, a month-to-month tenancy shall be created. If at any time either party desires to terminate the month-to-month tenancy, such party may do so by providing to the other party written notice of intention to terminate at least thirty (30) days prior to the desired date or the minimum time-period required by the State, whichever is less. Notices to terminate may be given on any calendar day, irrespective of commencement date. Rent shall continue at the rate specified in this Standard Lease Agreement, or as allowed by law. All other terms and conditions as outlined in this Standard Lease Agreement shall remain in full force and effect. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required).

3. **RENT.** Tenant shall pay to Landlord the sum of \$_____ per month (hereinafter referred to as "Rent") for the Term of the Agreement. The due date for Rent payment shall be the _____ day of each calendar month and shall be considered advance payment for that month (hereinafter referred to as the "Due Date"). Weekends and holidays do not delay or excuse Tenant's obligation to pay Rent in a timely manner.

- A. **Late Rent.** If Rent is not paid within _____ days of the Due Date, the Rent shall be considered past due and a late fee of \$_____ or _____ % of the Rent past due shall be applied for every day Rent is late occurrence Rent is late.
- B. **Returned Checks.** In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Tenant will pay \$_____ to Landlord for each such check, plus late Rent penalties, as described above, until Landlord has received payment. Furthermore, Landlord may require in writing that Tenant pay all future Rent payments by cash, money order, or cashier's check.

Tennessee Commercial Lease Agreement

In consideration of the Landlord's leasing of the premises to the Tenant, the Tenant's leasing from the Landlord the premises, and the mutual benefits and obligations conferred by this lease on the Parties, and in recognition of the receipt and sufficiency of said consideration, the Parties hereby agree to the following terms and conditions:

I. The Parties - Lease agreement is between Lessor under the individual/entity (hereinafter known as the "Landlord") known as _____ and the Lessee under the individual/entity (hereinafter referred to as the "Tenant") known as _____.

II. Premises - The space/property being leased shall be described as:

(Hereinafter referred to as the "Premises").

III. Space Rented - The space described equals: _____ Square Feet (SF)

IV. Term - The term of the lease shall be _____ years beginning on the _____ day of _____, 20____ and ending on the _____ day of _____, 20____.

V. Rent - Rent shall be paid on the _____ of every month in the amount of _____ Dollars (\$_____) which equates to \$_____ Per Square Foot (\$/SF).

Check One

- Rent shall increase _____ percent (____%) on an annual basis.
- Rent shall increase _____
- Rent shall remain fixed for the lease term.

VI. Common Areas - The Tenant, along with any of their employees, may use the following common area(s) along with other inhabitants:

- _____ Parking Space(s) All Parking Space(s)
- Restroom(s)
- Storage Area(s)
- Entrance(s) (Incl. Stairs & Elevators)
- Conference/Meeting Room(s)
- Trash Area(s)
- Kitchen(s)
- Other _____

ILLINOIS LEASE TO OWN AGREEMENT

Written in accordance with 765 ILCS 705 "Landlord and Tenant Act"

This Illinois Lease Agreement with Option to Purchase Real Estate Illinois (hereinafter referred to as the Lease/Option) made this ___ Day of _____, ___ by and between _____ the "Landlord" and _____ the "Tenant(s)". The Landlord and Tenant are collectively referred to in this Agreement as the "Parties."

In consideration of the mutual promises and covenants hereinafter stipulated, the parties hereby agree as follows:

1. **DESCRIPTION:** The Landlord/Seller agrees to lease, and, the Tenant/Buyer agrees to rent the real property and improvements, hereinafter called property; located at _____, Illinois as more fully described as follows:

2. **TERM:** The term of this Illinois Lease shall be for a period of _____ months commencing on _____, 20____ and ending on _____, 20____. The term will be automatically extended for _____ periods of _____ months, unless the Tenant/Buyer gives notice to the Landlord/Seller of its intent to terminate this Lease/Option, by mailing a written notice to the last provided address of the Landlord/Seller. Liability for payment will not extend beyond notice to terminate this agreement. Possession shall be given to Tenant/Buyer on _____.
3. **RENT:** Tenant/Buyer agrees to pay to the Landlord/Seller, the sum of \$_____ per month, with the first payment beginning _____ as rent for the property, for the term of this Illinois Lease/Option, and during any extensions thereof. All rental payments shall be due and payable in advance on the 10th day of each and every month. An amount equal to \$_____ for each month in which rent was paid, shall be credited to the Tenant/Buyer and applied to the purchase price of the property in the event that the Tenant/Buyer exercises its option hereunder; otherwise, this credit shall



Texas Residential Lease Agreement

THIS AGREEMENT (hereinafter referred to as the "Texas Lease Agreement") is made and entered into this ____ day of _____, 20____, by and between _____ (hereinafter referred to as "Landlord") and _____ (hereinafter referred to as "Tenant." For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows: 1. **PROPERTY.** Landlord owns certain real property and improvements located at _____ (hereinafter referred to as the "Property"). Landlord desires to lease the Premises to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein.

2. **TERM.** This Texas Lease Agreement shall commence on _____ and shall continue as a lease for term. The termination date shall be on _____ at 11:59 PM. Upon termination date, Tenant shall be required to vacate the Premises unless one of the following circumstances occur:

- (i) Landlord and Tenant formally extend this Texas Lease Agreement in writing or create and execute a new, written, and signed Texas Lease Agreement; or
- (ii) Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

In the event that Landlord accepts new rent from Tenant after the termination date, a month-to-month tenancy shall be created. If at any time either party desires to terminate the month-to-month tenancy, such party may do so by providing to the other party written notice of intention to terminate at least 30 days prior to the desired date of termination of the month-to-month tenancy.

Notices to terminate may be given on any calendar day, irrespective of Commencement Date. Rent shall continue at the rate specified in this Texas Lease Agreement, or as allowed by law. All other terms and conditions as outlined in this Texas Lease Agreement shall remain in full force and effect. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required). 3. **RENT.** Tenant shall pay to Landlord the sum of \$_____ per month as Rent for the Term of the Agreement. Due date for Rent payment shall be the 1st day of each calendar month and shall be considered advance payment for that month. Weekends and holidays do not delay or excuse Tenant's obligation to timely pay rent.

A. **Delinquent Rent.** If not paid on the 1st, Rent shall be considered overdue and delinquent on the 2nd day of each calendar month. If Tenant fails to timely pay any month's rent, Tenant will pay Landlord a late charge of \$_____ per day until rent is paid in full. If Landlord receives the monthly rent by the 3rd day of the month, Landlord will waive the late charges for that month. Any waiver of late charges under this paragraph will not affect or diminish any other right or remedy Landlord may exercise for Tenant's failure to timely pay rent.

B. **Prorated Rent.** In the event that the Commencement Date is not the 1st of the calendar month, Rent payment remitted on the Commencement Date shall be prorated based on a 30-day period.

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Unless the Agreement terminates in accordance with the Residential Tenancies Act 1997, the Agreement will continue as a periodic tenancy.

OR

(b) The Agreement will commence from the ____ day of _____, _____ and continue until terminated in accordance with the Residential Tenancies Act 1997.

5. Condition of the Premises

The Landlord must:

- (a) ensure that the premises are maintained in good repair; and
- (b) if the Landlord owns or controls the common areas relating to the premises, take reasonable steps to ensure that the common areas are maintained in good repair.

6. Damage to the Premises

- (c) The Tenant must ensure that care is taken to avoid damaging the rented premises.
- (d) The Tenant must take reasonable care to avoid damaging the premises and any common areas.
- (e) The Tenant who becomes aware of damage to the rented premises must give notice to the Landlord of any damage to the premises as soon as practicable.

7. Cleanliness of Premises

- (a) The Landlord must ensure that the premises are in a reasonably clean condition on the day on which it is agreed that the Tenant is to enter into occupation of the premises.
- (b) The Tenant must keep the premises in a reasonably clean condition during the period of the Agreement.

8. Use of Premises

- (a) The Tenant must not use or allow the premises to be used for any illegal purpose.
- (b) The Tenant must not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

9. Tenant's Right to Quiet Enjoyment

The Landlord must take all reasonable steps to ensure that the Tenant has quiet enjoyment of the premises.

10. Assignment or Subletting

- (a) The Tenant must not assign or sublet the whole or any part of the premises without the written consent of the Landlord, which consent shall not be unreasonably withheld.
- (b) The Landlord must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the Landlord in relation to the preparation of a written assignment of the Agreement.

11. Residential Tenancies Act 1997

Each party must comply with the Residential Tenancies Act 1997.

Rental lease agreement template illinois

Rental lease agreement example. What to include in a rental lease agreement. Example of rental agreement form.

Residential Leasing Illinois describes more details about the landlord-tenant tenancy agreement. In this type of agreement, the tenant must pay rent monthly, and if not reinstated, it expired after (1). A potential tenant will often require a rent request before signing a lease. The rental application gives the homeowner access to the tenant's rental, criminal case, employment and credit history. In addition to the request, five (5) days Illinois allows a tenant who has not paid rent five (5) days to pay or clear the premises. If the tenant does not fit the march, he can accompany the landlord. To evict a tenant who has not been summarized, the landlord must file a complaint with a court in their jurisdiction. More information can be found at the Illinois Association of Lawyers. When to pay rent? It won't be a law, but an Illinois lease is a month, preferring people who are not safe for everything during the property and tend to lease with no set period. The lease is structured in such a way that its expiration ended at the end of each month and allows the tenant to be reinstated for the next few months. This type of tenant is usually owned and the properties are not always but usually furnished. Some homeowners may feel like they can give homeowners the ability to record an informative and useful summary of their prospective tenants, leases, criminals, and employment history. In the results of the application, the landlord can determine whether the current tenant is a reliable and financially responsible person with whom you can work. The landlord must note that there are other precautions in addition to the rental application to ensure that their property is covered, e.g. the office tenant agrees to retain and pay the owner's rent. Normally, the agreement should be set out on the basic elements indicating each side of charges and invoices for facilities such as electricity, water/sewage, landscaping, etc. People who want to cut B'o -individuation of residential leases in Illinois determines the details of the rental agreement between the owner and the tenant. This type of agreement requires the tenant to pay rent each month and expires in one (1) year unless renewed. A rental application is often required from a potential tenant before a lease is signed. A rental application gives the owner access to the applicant's rental \ xe2 \ x80 \ x99 criminal history, employment and credit history. In addition to the request, \ xe2 \ x80 \ xa6 in effect in Illinois the five (5) day termination gives a tenant who has not paid rent five (5) days to pay or vacate the premises. If the tenant \ xe2 \ x80 \ x99 does not follow the move, the owner can evict him. In order to evict a non-compliant tenant, the landlord must file a complaint with a court in their jurisdiction. For more information, visit the Illinois Bar Association. When should you pay rent? \ Xe2 \ x80 \ x93 Absence of law, but in the state of Illinois, it should be more beneficial how long they stay in the rental property and look for a rental in Illinois. No fixed end date. The lease expires at the end of each month, allowing the tenant to extend and pay rent in future months \ xe2 \ x80 \ x99. This type of tenant usually does not save their belongings and the property is not always but usually furnished. Some landlords may be impressed that the Illinois \ xe2 \ x80 \ xa6 abkulation allows landlords to receive information and a useful summary of their prospective tenants \ xe2 \ x80 \ x99 credit, rent, criminal and employment records. Based on the results of the application, the owner can determine whether the tenant's declaration of a trustworthy and financially responsible person will cooperate. A landlord must remember that there are other measures that should be taken outside of the lease application to ensure that their property is still covered by insurance, such as securing an Illinois commercial status agreement and lease. It indicates the conditions under which commercial, industrial or office premises are required to work independently and pay rent during the contract. A typical contract must indicate in detail the main elements that indicate the fees and bills to be able to pay each party with respect to such elements as electricity, water / waste water, landscape architecture, etc. From the amount of money invested by the owner and the tenant. This is usually from two (2) to \ xe2 \ x80 \ xa6. The Illinois sublease is typical of people looking to downsize "The costs of their rent and divide their rent and living space with another person (called "subarticr"). However, the contract may also be such that the Subreitor rents the entire space to the original tenant (called the "Subareder"). Subleum is recommended to inform the landlord of the new substart (AH) owned to prevent confusion and ensure that the main lease agreement remains in force The housing housing agreement ("Lease Lease") is a written agreement Use of residential properties for regular regular payments ("rent). The agreement will only enter into force after the signature of both parties. Information on lease agreements in Illinois is the information below for all housing housing agreements in Illinois. The Radon Danger applies to any rental apartment below the third floor, as well as the well-known levels of radon, which are considered dangerous. Radon testing is the only way to determine the level of the radon in the apartment you rent, although homeowners are not obliged to test radon testing, dangerous conditions should be leased. It is recommended to check the premises for rent below the third floor; However, at a high level of radon, lifts or pipes above the third floor may pass and all floors must be checked. Radon risk is not required in cases where rehabilitation is completed to achieve a safe radon level or when radon levels are not dangerous. Below is an example of a report on the risk of radon: Radon's danger. It has been found that this feature contains a potentially dangerous level of gas radon, which can pose a threat to the health of the population. For more information about the health risks associated with the gaseous radon, you can find the website of the Illinois health department or the environmental agency. Downloading: The form of a notification of the risk of radon in Illinois (PDF) of carbon monoxide detector applies to all objects for rent. In accordance with the Act on the detection of carbon monoxide, car owners in Illinois must provide written information on testing and maintenance of carbon monoxide signaling equipment. The smoke detector applies to all rented objects. In Illinois, the Smoke Detectors Act requires the owners to publish in writing information about the testing and maintenance of smoke detectors. The tenant must maintain the smoke alarm in their living room and inform the landlord in writing if that the tenant cannot fix himself. It applies to every rented premises where the meter is common to tenants or in common parts. The Act on revealing the tenant's

