

# GARAGE RENTAL AGREEMENT

Month-to-Month Garage Rental - Chicago, Illinois

|                  |                                       |
|------------------|---------------------------------------|
| Property Address | 4827 N Ashland Ave, Chicago, IL 60640 |
| Garage Number    | _____                                 |
| Agreement Date   | _____                                 |

This Garage Rental Agreement ("Agreement") is entered into between the following parties:

**Landlord / Property Owner:** Dragan Sutic

**Renter:** \_\_\_\_\_

**Renter Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

## 1. Garage and Rental Term

**1.1 Premises.** The Landlord rents to the Renter the garage space identified above (the "Garage"). The Garage is rented separately from any apartment or dwelling unit and may not be used as a residence.

**1.2 Term.** The rental begins on \_\_\_\_\_ and continues on a month-to-month basis until terminated by either party with at least thirty (30) days' written notice, or any longer notice required by applicable law.

## 2. Rent, Due Date, and Deposit

**2.1 Monthly Rent.** Monthly rent is \$170.00 and is due on or before the 1st day of each month, without demand.

**2.2 Payment Methods.** Rent may be paid by Zelle, cash, or another method approved by the Landlord in writing.

**2.3 Late Fee.** If full rent is not received within five (5) calendar days after the due date, a \$25.00 late fee may be charged, to the extent permitted by law.

**2.4 Security Deposit.** Security deposit: \$\_\_\_\_\_. Any deposit may be applied to unpaid rent, missing keys or remotes, cleaning, damage beyond ordinary wear, or other lawful charges. Any remaining balance will be returned as required by applicable law.

## 3. Vehicle Information

|                       |       |
|-----------------------|-------|
| Year / Make / Model   | _____ |
| Color                 | _____ |
| License Plate / State | _____ |

## 4. Permitted Use

**4.1 Parking Use.** The Garage may be used to park one operable, registered, and insured passenger vehicle identified above. A different vehicle requires the Landlord's prior approval.

**4.2 Limited Storage.** Limited storage of ordinary personal property is permitted only if it does not obstruct access, create a safety hazard, violate law or insurance requirements, or interfere with neighboring garages or common areas.

## 5. Prohibited Uses and Materials

- No living, sleeping, cooking, bathing, parties, or residential occupancy.
- No business operations, sales, customer visits, or commercial activity without written approval.
- No vehicle repairs, painting, bodywork, oil changes, welding, or mechanical work, except minor emergency work approved by the Landlord.
- No gasoline containers, propane cylinders, explosives, fireworks, weapons prohibited by law, hazardous chemicals, toxic materials, or other flammable or dangerous items.
- No illegal, stolen, perishable, odorous, pest-infested, or environmentally harmful property.
- No blocking driveways, alleys, doors, fire exits, sidewalks, or access to another garage.
- No assignment, sharing, sublease, or transfer of the Garage without the Landlord's prior written consent.

## 6. Keys, Remote Controls, and Access

**6.1 Devices Issued.** The Renter receives \_\_\_\_\_ key(s) and \_\_\_\_\_ garage-door remote(s). These items remain the Landlord's property and must be returned when the Agreement ends.

**6.2 Security.** The Renter may not duplicate keys, reprogram remotes, change locks, or install equipment without prior written approval. Lost or damaged devices may be charged at replacement cost.

**6.3 Landlord Access.** The Landlord may enter the Garage upon reasonable notice for inspection, repairs, maintenance, safety, insurance, or other legitimate property-management purposes, and without advance notice in an emergency or when immediate action is reasonably necessary to protect persons or property.

## 7. Condition, Maintenance, and Damage

**7.1 Condition.** The Renter accepts the Garage in its present condition, except as noted in writing at move-in, and shall keep it reasonably clean, dry, and free of trash.

**7.2 Reporting Problems.** The Renter shall promptly report leaks, electrical problems, structural damage, malfunctioning doors or locks, pests, or unsafe conditions.

**7.3 Renter-Caused Damage.** The Renter is responsible for damage caused by the Renter, the Renter's vehicle, guests, contractors, or property, excluding ordinary wear and tear.

## 8. Risk of Loss and Insurance

**8.1 Personal Property.** The Landlord does not insure the Renter's vehicle or personal property. The Renter stores all vehicles and property at the Renter's own risk, except to the extent a loss is caused by the Landlord's negligence or willful misconduct.

**8.2 Insurance.** The Renter shall maintain legally required vehicle insurance and is strongly encouraged to maintain insurance covering stored personal property.

## 9. Default and Termination

**9.1 Default.** Nonpayment of rent, unauthorized use, prohibited materials, property damage, interference with other occupants, or any material breach of this Agreement constitutes a default.

**9.2 Remedies.** After any notice and opportunity to cure required by law, the Landlord may terminate this Agreement and pursue lawful remedies. Nothing in this Agreement authorizes an unlawful lockout, seizure, disposal, or other self-help remedy.

**9.3 Surrender.** At termination, the Renter shall remove all vehicles and personal property, sweep the Garage, and return all keys and remotes by the termination date.

## 10. Property or Vehicle Left Behind

**10.1 Notice and Removal.** Any vehicle or personal property left after termination may be treated as unclaimed or abandoned only in accordance with applicable law. The Landlord may arrange lawful removal, towing, storage, notice, or disposal and may seek reimbursement of permitted costs from the Renter.

**10.2 No Automatic Waiver.** The Renter does not waive ownership rights merely because property remains in the Garage, and the Landlord will not dispose of property except through a lawful process.

## 11. Notices

**11.1 Written Notice.** Notices under this Agreement must be in writing and delivered personally, by mail, or by another method the parties agree to in writing. Each party shall promptly provide updated contact information.

**Landlord Notice Address:** 4827 N Ashland Ave, Chicago, IL 60640

**Renter Notice Address:** \_\_\_\_\_

## 12. General Terms

**12.1 Governing Law.** This Agreement is governed by the laws of the State of Illinois and applicable ordinances of the City of Chicago.

**12.2 Entire Agreement.** This Agreement contains the parties' complete understanding regarding the Garage. Any amendment must be in writing and signed by both parties.

**12.3 Severability.** If any provision is found unenforceable, the remaining provisions continue in effect to the extent permitted by law.

**12.4 No Waiver.** A party's delay or failure to enforce a provision does not waive the right to enforce it later.

## 13. Signatures

By signing below, the parties acknowledge that they have read, understood, and agreed to this Garage Rental Agreement.

**Landlord / Property Owner:** Dragan Sutic

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Renter Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### Move-In Acknowledgment

**Keys issued:** \_\_\_\_\_ **Remotes issued:** \_\_\_\_\_

**Existing damage or condition notes:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_