

RESIDENTIAL LEASE AGREEMENT

Property Address: 4827 N Ashland Ave, Chicago, IL 60640

This Lease Agreement ("Agreement") is made on this ____ day of _____, 2025, between:

Landlord: Dragan Sutic ("Landlord")

Tenant(s): _____ ("Tenant")

1. Lease Term

- ☐ **Fixed-Term Lease:** Beginning _____ and ending _____
- ☐ **Month-to-Month Lease:** Beginning _____, continuing until terminated by either party with 30 days' written notice.
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2. Rent & Payments

- **Monthly Rent:** \$_____ due on the 1st of each month.
 - **Late Fee:** \$65 per day if not paid within 3 days.
 - **Accepted Payment Methods:** ☐ Cash ☐ ACH ☐ Zelle ☐ Square ☐ Card ☐ Other
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3. Security Deposit

Tenant shall pay \$_____ as a security deposit, refundable within 30 days of lease termination, minus lawful deductions.

4. Utilities & Services

- **Landlord Pays:** Heating, Water
 - **Tenant Pays:** Cooking Gas, Electricity, Internet/Cable
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5. Occupancy

- Only listed Tenant(s) may reside on the premises.
 - Maximum occupancy: **4 persons**.
 - No overnight guests longer than **3 consecutive nights** without Landlord's approval.
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6. Use of Premises

- Premises shall be used for **residential purposes only**.
 - **Patio & Grill Use:** Free for tenants, but must be cleaned after use. Do not dump hot charcoal in garbage bins—leave to cool until the next day.
 - No illegal activities, commercial operations, or disruptive behavior.
 - Stay off the grass area as much as possible.
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7. Maintenance & Repairs

- Tenant must keep the unit clean and in good condition.
 - Tenant must promptly notify Landlord of damages or needed repairs.
 - Tenant is responsible for damages caused by negligence or misuse.
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8. Alterations

Tenant may not alter, paint, or install fixtures without written consent from Landlord.

9. Quiet Hours

- Quiet hours are **10:00 PM – 8:00 AM**.
 - Respect for other tenants and neighbors is required.
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10. Smoking & Pets

- Smoking is permitted **outside only**, in the patio area.
 - No pets are allowed unless agreed to in writing.
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11. Sublease & Short-Term Rentals

- Tenant may **not assign, sublease, or rent** the Premises, in whole or in part, without prior **written consent** from the Landlord.
 - **Short-term rentals** through platforms such as **Airbnb, VRBO, Booking.com, or similar services are strictly prohibited**.
 - Unauthorized subleasing or short-term rental shall be considered a **material breach of this Lease** and grounds for immediate termination.
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12. Termination

- **Month-to-Month:** Either party must give **30 days' written notice**.
 - **Fixed-Term:** Tenant is responsible for the full lease term unless Landlord agrees otherwise.
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13. Governing Law

This Lease is governed by the laws of the State of Illinois and the **City of Chicago Residential Landlord-Tenant Ordinance (RLTO)**.



RENTAL POLICY & HOUSE RULES

Utilities

- **Included:** Heating, Water, Garbage
- **Not Included:** Cooking Gas, Electric (must be activated by Tenant), Cable/Internet optional

Shared Spaces

- Laundry Room, Hallways, Porch & Emergency Exit Stairs
- Tenant must keep shared areas clean and free of personal belongings.
- Items left in shared areas will be **removed and disposed of after 7 days**.

Quiet Hours

- No loud music, parties, or disturbances from **10 PM to 8 AM**.

Guests

- No overnight guests without prior approval.
- Visitors must not disturb other tenants.

Smoking

- Smoking is permitted only **outside on the patio**.

Move-Out

- Tenant must provide **30 days' written notice** prior to moving.
- Unit must be left clean; all keys must be returned.

Signatures

Landlord: _____ Date: _____

Tenant(s): _____ Date: _____