



Office: 950 4th Street
 Charleston, IL 61920
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 MelroseonFourth.com
 BrooklynHeightsEIU.com

APARTMENT LEASE 2020-21 YEAR

TERM BEGINNING: 8/15/2020 TERM ENDING: 7/31/2021 TOTAL OF: 11.5 MO PER THIS LEASE

SECURITY DEPOSIT: \$ _____ MONTHLY RENT: \$ _____ TOTAL RENT: \$ _____

RENT REQUIRED FOR MOVE-IN: _____ (AUGUST 2020 & JULY 2021) MONTHLY RENT DUE ON THE **1ST** OF EACH MONTH 5% LATE FEE IF NOT RECEIVED BY THE **6TH** & AN ADDITIONAL 5% IF STILL UNPAID BY THE **20TH**

LESSEE: _____

LESSOR: **MELROSE & BROOKLYN APARTMENTS**

LESSEE: _____

REPRESENTATIVE SIGNATURE

LESSEE: _____

PARKING SPOTS ALLOWED: **2**

950 4th St. Apt. _____, Charleston, IL. 61920

PRINT NAME

SIGNATURE

DATE SIGNED

DATE OF BIRTH

SAMPLE

In consideration of the mutual agreements and covenants (1-28) set forth below and the following pages (the same being fully included as part of the Lessee) Lessor hereby leases to Lessees and Lessee hereby leases from Lessor for use solely for residential purposes, the apartment designated above, together with the fixtures and all accessories belonging thereto, for the above term. Lessee duties and obligations to Lessor include joint and several liability with all other persons entering into leases with Lessor for the residential unit described herein during the term of the present lease or any subsequent lease entered into by Lessee with Lessor.

HANDBOOK, DATED 2020-2021, ENTITLED RULES & REGULATIONS, BY THIS REFERENCE IS INCORPORATED HEREIN AND MADE A PART OF THIS LEASE.

Lessee hereby agrees that the handbook containing rules and regulations, relating to the use and occupancy of the premises by Lessee and by this reference, is made part, as though fully set forth herein, are reasonable and that new, revised, or different rules and regulations shall become additional terms of this lease. Copy of handbook delivered to Lessee and Lessee hereby expressly acknowledges the receipt thereof via <https://www.melroseonfourth.com/faqs/> (select tenant handbook).

SIGNATURE

DATE SIGNED

SIGNATURE

DATE SIGNED

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AGREEMENTS AND COVENANTS 1-28

1. **Use of Leased Premises:** Apartment shall be occupied solely for residential purposes by Lessee, who shall consist of the person(s) listed above, unless otherwise agreed upon in writing. Guests of Lessee may occupy the apartment in reasonable numbers for no more than two weeks each during each year of the lease term stated above. Neither Lessee nor any of these persons shall perform nor permit any practice that may damage the reputation of or be disturbing to other Lessees, be illegal, or increase the rate of insurance on the building.
2. **Rents:** Lessee(s) shall pay Lessor, in advance, the monthly rent set for above, each in the month occurring during the term of this lease, without set-off deduction or counterclaim whatsoever. Lessee(s) shall pay the first installment of rent as printed above, concurrently with the receipt of the keys to and possession of the premises, or on the first day of the term lease, whichever is earlier. Rents to be paid at Lessor's address indicated above, or such other place as Lessor designates. All concurrent rents due on the same day as lease beginning date each month thereafter, unless otherwise specified. All leases are joint and several.
3. **Late Fee:** There will be a 5-day grace period as indicated above. Late payment of rent shall result in a late charge of 5% of the monthly rent amount on the 6th day and an additional 5% on the 20th day. Rents paid with a dishonored check shall result in the same late charges plus an additional \$35.00 charge for each dishonored check. If a check is returned for any reason, all concurrent payments must be made with cash, money order, or bank draft from that point on.
4. **Deposits & Fees:** Lessee(s) have deposited with Lessor a security deposit in the amount set forth above for the performance by Lessee(s) under this lease. Lessor shall have the right but not the obligation, to apply these security deposit in whole or in part as payment of such amounts as are reasonably necessary or remedy Lessee's defaults in the payment of rent or in the performance of the covenants or agreements contained herein. Lessors' right to possession of the apartment for non-payment of rent or any other reason shall not be affected by the fact that Lessor holds security. Lessee's liability is not limited to the amount of the security deposit. Lessor shall give Lessee written notice of the application of the security deposit or any part thereof within thirty- (30) days of said application. Upon receipt of said notice, Lessee(s) shall at once pay to Lessor, an amount sufficient to restore the security deposit in full. Upon expiration of this lease, full payment of all amounts due and performance of Lessee's covenants and agreements (including surrender of the apartment in accordance with this lease), the security deposit or any portion thereof remaining, unapplied, shall be returned to Lessee(s) within thirty (30) days of said termination without interest except as provided by law. **Security deposit shall not be deemed or construed as advance payment of rent for any month of the lease term.**
5. **Keys/Permits:** Lessee acknowledge that upon termination of this lease or the vacation of the premises by Lessee, Lessee shall return all keys to the premises to Lessor to the office and that if Lessee shall fail to do so within 3 business days, Lessor may deduct the sum of **\$15.00-25.00 per key for the cost of replacing** such and/or resetting door locks. Parking permits are not transferable from year to year.
6. **Parking:** Lessor reserves the right to control the method, manner and time of parking in parking spaces in and around the premises; to designate what portions of the premises may be used by Lessee for parking; and to tow away and store, at Lessees' expense, any vehicle parked by Lessee in spaces not so authorized by Lessor. Lessor will deem towing necessary for the following conditions; parking permits not registered with Lessor, no parking permit, fraudulent or stolen permit, parking in entryways, inoperable vehicles, parking in an invalid spot or in handicapped spaces. Parking spaces are limited to the number set forth above. There are no parking spaces specifically provided for guests in the assigned parking area.
7. **Utilities:** Lessor shall provide and pay for internet service. We reserve the right to interrupt internet service in response to a breach of this lease, including but not limited to failure to pay rent. Lessee shall be responsible for the connection of, the furnishing of, and the payment of electric and water through the entire term of lease unless otherwise agreed upon in writing. If lessee chooses to have electric or water service turned out of their name during the lease period or prior to lease expiration, water and electricity will stay on in Lessor's name and will be billed to tenants with an administration fee of \$10/month. Lessor will furnish all necessary furnace filters. Lessee agrees to set the thermostat no lower than 60 degrees Fahrenheit. In the event that any pipes become frozen due to lack of sufficient heat in the demised premises, or any other damages occur due to the lack of heat, Lessee shall be held responsible for the cost of all damages and related repairs.
8. **Condition of Premises; Redelivery to Lessor:** Lessee has examined and knows condition of said premises, and has received the same in good order and repair, and will keep said premises as such. Lessee assumes the responsibility of providing the Lessor with a check-in sheet within 3 days of receiving keys for premises or lease beginning date, whichever comes earlier. In the event that any repair and/or replacement is necessitated by negligence or willful act of Lessee, his guests or invitees, Lessee shall on demand pay Lessor for the costs thereof. Lessee agrees to take reasonable and necessary precautions against freezing of water pipes and agrees that no rags, rubbish, or other articles will be allowed to enter the disposal or waste pipes and will pay for all damages/expenses occurring from such neglect. The Lessee shall be responsible for and maintain the electricity and water for the duration of the lease. Lessee agrees to pay a minimum fee of \$45.00 for each item serviced by Lessor. Upon termination of this lease in any way, Lessee will immediately yield up premises to Lessor in as good of condition

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as when the same were entered upon by Lessee and shall then return all keys. Lessee agrees to remove all personal belongings in or on premises and agrees that any item left will become the sole property of the Lessor and/or disposed of. Upon proper expiration of this lease, Lessee will return entire apartment including appliances, fixtures, walls, flooring, cabinets, doors, windows and any other property belonging to Lessor in a clean and orderly condition in accordance with Lessor's standards for new occupancy. Under no circumstance is lessee allowed to partially or fully paint the premises. If painting is deemed necessary by Lessor, it will be done by Lessor at lessee's expense. In the event that upon termination the premises are not in said condition of cleanliness and repair, Lessee agrees that Lessor shall perform all work required to restore the premises, such work to be done at Lessee's expense. Lessee is responsible for charges for cleaning and/or carpet cleaning charges. **Each and every apartment will be professionally cleaned and professionally carpet cleaned after apartment is vacated, at Lessee's expense. Costs incurred by such services will be deducted from the security deposit,** if such deposit is not sufficient, then such costs shall be billed to Lessee and Lessee shall pay said sum within thirty (30) days upon receipt of the statement thereof. In the event Lessee's actions whether by negligence, accident or by intent on the part of Lessee result in damage to Lessor's property of any kind or nature, Lessee shall be held liable to Lessor for said damages. See handbook for an itemization of charges.

9. **Pest Control/Extermination:** Lessor agrees to treat premises for household pests before Lessee occupies premises listed in this lease agreement. Further, Lessor, to the best of Lessor's actual knowledge, hereby discloses to the Lessee that neither the premises, nor any unit adjacent to the premises, are currently infested with or are being treated for bed bugs. Lessee represents to Lessor that none of the residential units in which Lessee has lived during the last twelve (12) months were infested with, or was treated for, bed bugs during that duration of time. If Lessee fail to report any pest infestation (including bed bugs) and/or problems with the premises within seven days of Move-In, it shall be an acknowledgement by Lessee that the premises are acceptable, in good condition and pest free (including bed bugs). Lessee agrees to take reasonable steps to prevent, control and provide notice of any signs of bed bugs, roaches, fleas or other pests to Lessor IMMEDIATELY. Lessee agrees to cooperate fully with and to undertake all efforts and tasks required by Lessor, in Lessors sole discretion, or Lessor's pest control company employed to eradicate pests. Lessee's full cooperation includes but is not limited to immediately reporting pest infestation (including bed bugs) to the Lessor, making the premises available for entry to complete pest inspection and eradication treatment, completing all required pre-treatment activities, evacuating the premises during and after treatment for the required time frame, completing all required post-treatment activities and immediately reporting in writing ineffective treatment or re-infestations to the Lessor. Lessee will be liable for the cost to remediate any infestation, or exacerbation thereof, caused by Lessee's act, omission or negligence, and shall pay Lessor, within thirty days from Lessor providing Lessee with invoice for such costs. Lessee will also be liable for any damage caused to premises and Lessor's building wherein premises is located or any portion thereof, including but not limited to furnishings and floor coverings.
10. **Use, Sublet, and Assignment:** No use, re-renting, subletting or other reassignment by Lessee is allowed without specific written permission by Lessor. Any Lessee whom sublets any portion of the lease will forfeit their full security deposit amount and will pay any damages and/or rents due, in full, upon time of sublease. Any Lessee whom allows premises to be occupied in whole or part by any other person for any length of time, not approved in writing by Lessor, will be automatically evicted without due process of law, and charged the remainder of the rents due on the lease, payable immediately upon demand. In addition, Lessee will be charged the per person rate for that unit, for each unauthorized person. Additional charges to begin from lease beginning date through the time of eviction. In such cases, security deposits will be forfeited.
11. **Access & Repair:** Lessee will allow Lessor or Lessor's agent free access to the premises at all reasonable hours to inspect, make repairs or alterations as Lessor may deem fit for the benefit of or related to any part of the building, and to exhibit the premises for rent. Lessee will allow Lessor to have placed upon the premises notice of "For Sale" and "For Rent" and will not interfere with same. At any time of day Lessor shall have access to said premises if any type of activity is suspected or reported to Lessor or Lessor's agent including: illegal drugs or illegal activity disturbing the comfort of others, or violations of lease and handbook rules/regulations.
12. **Hold Over:** If Lessee occupies the premises past the ending date of the lease term, lessee will be required to pay holdover rent in the amount of \$150.00 per day, along with all other amounts owed. No such holding over shall constitute any form of tenancy, but will be considered unlawful possession, and Lessor may exercise any right or remedy available under this lease or the law to recover possession and damages from Lessee.
13. **Limitation of Liability:** Lessor shall not be liable for any damage to Lessee's property occurring from fire, calamity, plumbing, electrical, failure of appliances, gas or caused by water, snow, ice, arising from the acts or neglects of other co-tenants or occupants of the building, or any owners or occupants or adjacent or contiguous property, or caused by failure of wiring, lighting, heating, or cooling apparatus or damaged by theft or break-in. Lessee takes responsibility to cover personal belongings if they want coverage and property with renters' insurance policy and will not pursue Lessor for claims of any such loss or damage.
14. **Right to Re-let:** If the Lessee abandons or vacates said premises, the same may be re- let by Lessor, for such rent and upon such terms as Lessor may see fit. If a sufficient sum shall not thus be realized, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiencies upon demand.

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15. **Default by Lessee:** If default is made in payment of the above rent, or any part thereof, or in any of the covenants contained herein to be kept by the Lessee, Lessor may at any time thereafter, at his election, declare said term ended and re-enter the premises or any part thereof with or without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent. Lessor shall have at all times, the right for payment for balance of Total Rent due and shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire or have an interest in, which is by law, subject to such distrains, as security for payment of the rent herein reserved. In the event lease default of any kind, Lessee will pay to Lessor all Rents due as set forth in Total Rent.
16. **No Rent Deduction or Set Off:** Lessee's covenant to pay rent is and shall be, independent of each and every other covenant of this lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.
17. **Rent After Notice or Suit:** It is further agreed, by the parties hereto, that after the service of notice or commencement of a suit or after final judgment for possession of the premises, Lessor may receive and collect the balance of Total Rent due and the payment of said rent shall not waive or affect said notice, suit or judgment.
18. **Payment of Costs:** Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that may incur from Lessor enforcing the covenants and agreements of this lease. In the event of collection, Lessor shall additionally be entitled to recovery of any fees paid for by the costs of collection, including but not limited to collection agency fees or contingencies as permitted by law, and lessees stipulate and agree that the costs of collection can range from 35% to 50% of the amount placed in collection which the lessee agrees to be a reasonable amount for such collection.
19. **Fire & Casualty:** In case the premises should be rendered untenable during the term of this lease by fire or other casualty, Lessor at his option may terminate the lease or repair the premises within sixty-(60) days thereafter. If Lessor elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Lessor shall not have the premises repaired within said time, then at the end of such time, the terms hereby created shall terminate. If this lease is terminated due to fire or casualty here in specified, rent shall be apportioned and paid to the day of such fire or other casualty.
20. **Subordination:** This lease is subordinate to all mortgages which may now or hereafter affect the real property of which premises form a part.
21. **Plurals; Successors:** The words "LESSOR" and "LESSEE" wherever herein occurring and used shall be construed to mean "LESSORS" and "LESSEES" in case more than one person constitutes either party to this lease. All covenants and agreements contained herein shall be binding upon, and injure to, their respective successors, heirs, executors, administrators, and assigns and be exercised by his or their attorney or agent. If the premises are rented by more than one Lessee, it is understood by and between all parties, that performance under this lease including, but not limited to, payment of rent shall be the joint and several responsibility of each Lessee residing in the unit designated. Any breach or abandonment of this lease shall not terminate the lease nor shall it relieve the remaining Lessee(s) from fulfilling the terms of this lease. Lessor shall not be liable to Lessee(s) in the event there is a conflict, regardless of the nature thereof, between any Lessees. Lessor shall have the right to substitute the premises for similar premises, in the event of a conflict. Lessor shall have no liability to Lessee(s) due to theft, damage, or injury to person or property caused by another Lessee or such Lessee's invitees, licensed agents or employees.
22. **No Pets!** If any **pet, of any kind is found in or on the premises for ANY period of time**, without specific written permission from Lessor, **security deposit for entire premises will be forfeited** and any/all damages caused by the pet(s) will be billed to the Lessees, payable upon demand. Security deposit **will have to be replenished, in full, within 10 days**. Lessees may be evicted if this rule is not followed. Animals you may see on premise are registered support animals through the office.
23. **No Smoking!** If upon vacating the apartment, it has **an odor of smoke, lessee will be charged a minimum \$1,000 clean-up fee**, to be deducted from the security deposit. If the security deposit does not cover the cleanup fee, it is to be payable within 30 days from security deposit report being issued.
24. **No Weapons!** Possession of any weapons, bombs, bomb-making materials or firearms (including if the Tenant has a Conceal Carry Card) will NOT be allowed on the Premises.
25. **Guarantee/Guarantor:** Lessee acknowledges the requirement set forth by Lessor of obtaining a signed and notarized lease guarantee for each Lessee, properly completely by the parent, or other approved representative. **If a lease guarantee is not provided, Lessor will require a mandatory, additional refundable deposit of \$750.00**, for damages, charges, fees, fines, and/or rents dependent upon Lessor's requirements to fulfill the lease, due on or before term beginning date of lease.
26. **Fines/Charges:** All fines, as outlined in the handbook, are payable upon receipt. Late charges, as outlined in section 3, and all other charges are due in the month incurred.
27. **Application:** The application for this lease and all representations and premises contained therein are hereby made a part of this lease. Lessee warrants that the information given by Lessee in the application is true and correct. If such information is false, Lessor may, at Lessor's option, terminate the lease by giving Lessee not less than 30 days prior written notice, which shall be Lessor's sole remedy.
28. **Agreements:** By initialing below, Lessee agrees to and conforms to, the agreements and covenants within this lease.

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