

Rental Agreement

THIS AGREEMENT, Made this 1st day of April, 20__ between Oak Hills Apartments, Inc. landlord(s), and Miguel Tehada tenant(s).

WITNESSETH, that the said landlord(s) does hereby agree to rent the following described premises situated in the Oak Hills Apartments , County of Kendall State Of Illinois, to be used only as a Residence.

Tenant(s) agrees to pay the landlord(s) the sum of \$625 dollars per month, payable in advance on the First day of each month as rent for said premises. Tenant(s) also agrees to pay a security deposit of \$625 dollars with the first month's rent.

This agreement to go into effect and tenancy will begin April 1, 20__.

TENANT COVENANTS WITH LANDLORD THAT

1. At the expiration of the tenant's occupancy of the premises herein, he will return the premises in as good condition as when he entered them, ordinary wear and tear excepted.
2. The premises will be kept in a neat, clean, and orderly condition during the tenancy. The walls, ceilings, and woodwork will not be marred or defaced. No motor vehicles will be driven or parked on the lawn, nor will any motor vehicles be repaired or maintained on the premises, nor will any motor vehicles not in working order and regular use be stored or kept on or about said premises. All doors, windows, and screens will be properly handled and cared for by tenant.
3. Tenant will not house permanent guests on the premises or assign or sublet said premises without landlord's written permission.
4. All public utilities will be paid by tenant except water and sewer bills.

LANDLORD COVENANTS WITH TENANT THAT

1. Landlord shall be responsible for all structural repairs to the premises except those necessitated by tenant's negligence or willful acts.
2. Landlord shall be responsible for maintenance of lawns, walks, and roadways.
3. Landlord shall be responsible for water and sewer bills and trash pickup.

IT IS FURTHER AGREED THAT

1. The tenancy created herein shall continue until either party shall give the other party one month's advance written notice of his intent to terminate.
2. Landlord may change the monthly rent herein only upon giving one month's advance written notice to the tenant.
3. One month's advance written notice, as used herein, shall begin at the next rent payment date after notice is given and shall run until the succeeding rent payment date.
4. After one month's written notice of intent to terminate has been given by either party, landlord shall have reasonable access to the premises to exhibit them to prospective tenants.
5. If, at the expiration of the tenancy herein, tenant returns the premises to the landlord in as good condition as when tenant entered upon them, and if no rent payments are due, landlord shall refund tenant's security deposit in full. Landlord shall have the right, however, to retain the security deposit or any portion thereof reasonably necessary to compensate him for damages to the premises or rent due and owing and retains all legal and equitable remedies for breach of the covenants herein.

Name:

Period: