

RESIDENTIAL LEASE AGREEMENT

Section 8 Housing Choice Voucher Program – Assisted Tenancy

PARTIES AND PROPERTY

LANDLORD: Sunrise Housing Partners, LLC
2200 Oak Avenue, Suite 100, Chicago, IL 60601
Tel: (312) 555-0192 | Email: leasing@sunrisehousing.com

TENANT(S): [Tenant Name(s)]

PREMISES: 3714 West Fullerton Avenue, Unit 2F
Chicago, IL 60647

LEASE TERM: This lease commences on March 1, 2026, and terminates on February 28, 2027 (12 months), unless sooner terminated in accordance with the provisions hereof.

RENT AND PAYMENT

Total Monthly Rent: \$1,650.00
Housing Authority Subsidy: \$1,320.00 (paid directly by Chicago Housing Authority)
Tenant Portion (YOUR SHARE): \$330.00

YOUR SHARE IS DUE ON THE 1ST OF EACH MONTH. Payment must be received by the 5th of the month. Payments received after the 5th will incur a LATE FEE of \$75.00. Payments received after the 10th will incur an additional \$10.00 per day.

Acceptable payment methods: Money order, cashier's check, or online portal (sunrisehousing.com/pay). PERSONAL CHECKS AND CASH ARE NOT ACCEPTED.

SECURITY DEPOSIT: \$660.00 (equivalent to 2 months of your tenant portion) Due at lease signing. Held in a separate escrow account per Illinois law. Will be returned within 30 days of move-out, less any lawful deductions.

TENANT RESPONSIBILITIES

1. **UTILITIES:** Tenant is responsible for electricity and gas. Water, trash, and sewer are included in rent. Tenant must establish utility accounts in their own name within 5 days of move-in and maintain service throughout tenancy.
2. **OCCUPANCY:** Only persons listed on this lease may reside in the unit. Unauthorized occupants are a material breach of this lease. Guests may stay no longer than 14 consecutive days or 30 days total per calendar year.
3. **PETS:** No pets permitted without prior written consent and a separate Pet Addendum. Unauthorized pets will result in a \$500 fine and may constitute grounds for lease termination.
4. **ALTERATIONS:** Tenant shall not make any alterations, additions, or improvements to the premises without prior written consent of Landlord. This includes painting, installing shelves, or changing locks.
5. **MAINTENANCE:** Tenant must promptly report any maintenance issues in writing via the online portal. Tenant is responsible for minor repairs under \$75 caused by tenant negligence or misuse.

6. SECTION 8 OBLIGATIONS: Tenant must comply with all requirements of the Housing Choice Voucher Program, including:
- Annual recertification of income and household composition
 - Allowing Housing Authority inspections (HQS inspections)
 - Notifying the Housing Authority of any changes in income within 10 days
 - Not subletting or assigning the unit
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LANDLORD RESPONSIBILITIES

Landlord shall maintain the premises in a habitable condition, including:

- Functional heating system capable of maintaining 68°F from September 15 through June 1 (per Chicago Residential Landlord and Tenant Ordinance)
 - Working plumbing, electrical systems, and smoke/CO detectors
 - Pest-free environment
 - Compliance with all applicable building and housing codes
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LEASE TERMINATION AND RENEWAL

- Tenant must provide 30 days written notice before vacating at end of term.
 - Landlord must provide 30 days written notice of non-renewal.
 - If Tenant remains after lease expiration without a new agreement, tenancy converts to month-to-month at the same rent, terminable by either party with 30 days written notice.
 - Early termination by Tenant requires 60 days notice and payment of 2 months rent as a termination fee, unless Tenant qualifies for early termination under the Violence Against Women Act (VAWA) or military deployment orders.
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Tenant Signature: _____ Date: _____
Landlord Signature: _____ Date: _____