

Rental Agreement Contract

1. Parties

This Rental Agreement is made and entered into on this 1st day of July, 2024, by and between:

Landlord:

Name: John Doe
Address: 123 Maple Street, Springfield, IL 62704
Phone: (555) 123-4567
Email: [johndoe@example.com](mailto: johndoe@example.com)

Tenant:

Name: Jane Smith
Address: 456 Oak Avenue, Springfield, IL 62705
Phone: (555) 765-4321
Email: [janesmith@example.com](mailto: janesmith@example.com)

2. Premises

The Landlord agrees to rent to the Tenant the dwelling located at:

Property Address:

789 Pine Road, Springfield, IL 62706

3. Term

The term of this rental agreement shall commence on July 1, 2024, and end on June 30, 2025.

4. Rent

The Tenant agrees to pay the Landlord a monthly rent of \$1,200 payable in advance on the 1st day of each month.

5. Security Deposit

The Tenant agrees to pay a security deposit of \$1,200 to be held by the Landlord as security for the performance of the Tenant's obligations under this agreement. The security deposit is refundable at the end of the lease term, subject to any deductions for damages or unpaid rent.

6. Utilities

The Tenant agrees to be responsible for the payment of the following utilities:

- Electricity
- Water
- Gas
- Internet

7. Maintenance and Repairs

The Tenant agrees to maintain the premises in good condition and to promptly notify the Landlord of any necessary repairs. The Landlord is responsible for major repairs and maintenance of the property.

8. Use of Premises

The Tenant agrees to use the premises exclusively as a residential dwelling and not for any illegal or unauthorized purposes.

9. Pets

☒ Pets are allowed.
☐ Pets are not allowed.

If pets are allowed, the Tenant agrees to pay a pet deposit of \$300 and to comply with any pet policies outlined by the Landlord.

10. Subletting

The Tenant agrees not to sublet the premises or assign this rental agreement without the prior written consent of the Landlord.

11. Termination

Either party may terminate this rental agreement by providing 30 days' written notice to the other party.

12. Governing Law

This rental agreement shall be governed by and construed in accordance with the laws of the state of Illinois.

13. Signatures

By signing below, the parties agree to the terms and conditions of this rental agreement.

Landlord:

John Doe

Date: _____

Tenant:

Jane Smith

Date: _____

Witness (if applicable):

James Brown

Date: _____