

RENTAL AGREEMENT

This rental agreement made on 01 July, 2022, between Constancia Botas (hereinafter called "TENANT"), and Quincy Watson (hereinafter called "LANDLORD"), shall provide as follows:

1. LANDLORD TENANT ACT: This Rental Agreement is governed by Residential Landlord and Tenant Act.

2. LOCATION: The Landlord hereby rents to the Tenant and the Tenant hereby rents from the Landlord a parcel of property located in 7890 Hill Street, IL, 540456 Said parcel of land is more particularly described as follows: 3-bedroom apartment with spacious main bedroom and a second bedroom,

3. TERMS: This Rental Agreement shall commence with start date of 07/15/2022 and end date of 07/15/2023 Tenant covenants that upon the termination of this Rental Agreement, or any extension thereof that Tenant will quietly and peaceably deliver up possession of the premises in good order and condition, reasonable wear and tear expected, free of Tenant's personal property, garbage and other waste, and return all keys to the Landlord.

4. RENTAL APPLICATION: The Tenant acknowledges that the Landlord has relied upon the rental application, a copy of which is attached hereto, as an inducement for entering into this agreement, and the Tenant warrants to the Landlord that the facts stated in the application are true to the best of Tenant's knowledge. If any facts stated in the rental application prove to be untrue, the Landlord shall have the right to terminate the residency immediately and to collect from the Tenant any damages including reasonable attorney fees resulting therefrom.

5. RENT: Tenant agrees to pay Landlord a rent of \$ 1,175 per month, payable in advance, on or before the first day of every month during said. NOTICE TO TENANT: IF TENANT DOES NOT PAY RENT WITHIN FIVE DAYS OF THE DUE DATE, LANDLORD CAN START TO HAVE TENANT EVICTED AND MAY TERMINATE THE RENTAL AGREEMENT, AS THIS CONSTITUTES WRITTEN NOTICE IN CONSPICUOUS LANGUAGE IN THIS WRITTEN AGREEMENT OF LANDLORD'S INTENTION TO TERMINATE AND PROCEED WITH EVICTION. TENANT WILL RECEIVE NO OTHER WRITTEN NOTICE AS LONG AS TENANT REMAINS IN THIS RENTAL UNIT.

Tenant further agrees to pay a late fee of \$ 50 per day if rent is paid after the 5th day of the month, and an additional fee of \$ 10 after the 10th day of the month. Where the term of the Rental Agreement commences or terminates on a day other than the first day of the month, Tenant shall pay rent unto the Landlord in the amount of \$ 150 per day for each day of the month of commencement or termination of the Rental Agreement, payable prior to the Tenant taking possession upon commencement of the Rental Agreement, and payable on the first day of the final month of the Rental Agreement upon termination

6. SECURITY DEPOSIT: Tenant agrees to deposit with Landlord a security deposit of \$ 1500 to be held as security for the full and faithful performance by the Tenant of all terms and conditions herein.

Constancia Botas

Tenant

Quincy Watson

Landlord