



MAINSTREET ORGANIZATION OF REALTORS® RESIDENTIAL LEASE

Not to be used for rental property in the City of Chicago.

Date of Lease	Term of Lease		Monthly Rent	Security Deposit
	Beginning	Ending		
7-31-13	8-31-13	8-31-14	\$1,400	\$1,400

TENANT

Name(s) Liezel Torres

LANDLORD

Name(s) Christopher Hackett

Premises Address 1515 E. Central Rd Address 1132 Wenonah Dr.
#317C

City, State, Zip Arlington Hts, IL 60005 City, State, Zip Oak Park, IL 60304

In consideration of the mutual covenants and agreements herein stated, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord for a private dwelling, the unit designated above (the "Premises"), together with the appurtenances thereto, and the common elements or limited common elements appurtenant thereto, if any, for the above term. Along with the dwelling unit described herein, the premises include the following (check all that apply):

- ☐ Parking space(s) (Identified as 1505) and containing _____ parking spaces).
- ☒ Garage (Identified as 20A (Bldg)) and containing 1 parking spaces and 1 transmitters).
- ☒ Refrigerator ☒ Oven/Range/Stove ☒ Microwave ☒ Dishwasher ☐ Washer ☐ Dryer
- ☐ Window Air Conditions(s) (# _____) ☐ Storage locker ☒ Other Description: Disposal).

If Dual Agency applies, complete Paragraph 20.

1. RENT: Tenant shall pay to Landlord, monthly in advance without demand as rent for the Premises the sum stated above at Landlord's address stated above or such other address as Landlord may designate in writing. Time of such payment is of the essence of this agreement. All rent shall be due as of the first day of each month and shall be paid not later than the fifth day of each month.

Any rent not paid by the fifth day of the month shall incur a late payment penalty of 5 % of the monthly rent (if blank then 5%).

2. SECURITY DEPOSIT: Tenant herewith has paid to Landlord the security deposit stated above, receipt of which is acknowledged by Landlord, as security for the faithful performance of the terms of this Lease by Tenant, including, but not limited to, payment of rent and to the return of the Premises in undamaged condition. Any unused portion of the security deposit will be returned to Tenant, without interest, within 30 days (if blank then 30 days), or sooner if required by applicable law, from the date that Tenant has vacated the Premises. Tenant acknowledges that Tenant has inspected the Premises and that the Premises are in good repair, except as specified below, and that no representations as to the condition or repair thereof have been made by the Landlord, or Landlord's Designated Agent, prior to or at the execution of this Lease, that are not herein expressed.

DEFECTS (if any) _____

Tenant Initial <u>LT</u>	Tenant Initial _____	Landlord Initial <u>CH</u>	Landlord Initial _____
Address <u>1515 E. Central Rd, 317C, Arlington Hts, IL 60005</u>			

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47
48 **3. UTILITIES AND SERVICES:** In addition to the monthly rent specified above, Tenant shall be responsible for
49 payment of the following (check all that apply):

50
51 ☒ Electricity ☒ Gas ☐ Water/Sewer ☐ Heating Fuel ☐ Refuse Removal ☐ Homeowner Association Dues
52

53 If Tenant fails to pay any of the above, Landlord may pay them on Tenant's behalf. In such event Tenant shall
54 promptly reimburse Landlord for all such payment, plus any penalties paid by Landlord, upon demand by Landlord.
55 In the event any of the above utilities are not levied specifically on or in respect of the Premises, the Tenant shall
56 pay to Landlord as additional rent 100 % of said utilities charged on the building of which the Premises is a part.
57

58 **4. USE, SUBLET, ASSIGNMENT:** The Premises will be used and occupied as a private, single-family premises
59 by (list individual names): Liezel Torres
60

61
62 and no others. Tenant will not permit the Premises to be used for any unlawful purpose or purposes that will injure
63 the reputation of the Premises or of the neighborhood, and will not permit the Premises to remain vacant or
64 unoccupied for more than thirty (30) consecutive days. Tenant will not allow the Premises to be used for any
65 purpose that will increase the rate of insurance thereon, nor for any purpose other than that herein specified. Tenant
66 will neither assign this Lease nor sublet the Premises without the prior written consent of Landlord; such consent
67 will not be unreasonably withheld. Landlord's consent in this instance will not waive Landlord's right to refuse
68 subsequent assignments or sub-lettings nor will Landlord's consent release Tenant from liability under this Lease.
69

70 **5. POSSESSION:** Landlord will tender possession of Premises not later than the beginning date of this Lease.
71 Possession shall be deemed to have been given when Landlord delivers to Tenant the keys for the vacant Premises.
72 If Landlord does not deliver possession of the Premises to Tenant as stipulated herein, Tenant may cancel and
73 terminate this Lease, with written notice to Landlord. In this instance, neither party will be liable to the other and
74 any sums paid by Tenant under this Lease will be refunded. If Tenant accepts late delivery of the Premises, then the
75 rent will be reduced on a pro-rated daily basis for that monthly term from the date of actual possession. The term of
76 this Lease will not be extended by any such late delivery.
77

78 **6. ALTERATIONS AND IMPROVEMENTS:** Tenant will not make any alterations or improvements, including
79 decorating, without the prior written consent of Landlord. Any alterations or improvements that are made will
80 remain and be surrendered upon termination of this Lease. Any such acceptance will not relieve Tenant for any
81 costs incurred by Landlord as a result of any alterations or improvements. Tenant shall be responsible for all costs
82 incurred by Landlord as a result of any unapproved alteration or improvement.
83

84 **7. COMPLIANCE:** Tenant will in every respect comply with applicable local ordinances with the rules and
85 orders of the health officers thereof, with the orders and requirements of the police department, with the
86 requirements of any underwriters' association so as not to increase the rates of insurance upon the building and
87 contents thereof, with the rules and orders of the fire department with respect to any matters coming within their
88 jurisdiction, with the rules and bylaws of any applicable homeowner's association and with any Landlord's rules
89 attached hereto.
90

91 **8. MAINTENANCE REPAIRS:** Tenant will keep the Premises in good and sanitary condition at Tenant's sole
92 expense during the term of this Lease and during any renewal period or extension thereof. Tenant will maintain the
93 fixtures and mechanical systems in good operating order, and will further be responsible for the following (check
94 all that apply):
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Tenant Initial	<u>LT</u>	Tenant Initial		Landlord Initial	<u>CH</u>	Landlord Initial	
Address <u>1515 E. Central Rd, 317C, Arlington Hts, IL 60005</u>							
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☐ Snow/ice removal from driveways and sidewalks ☐ Lawn mowing
☐ Landscape maintenance (other than lawn mowing) ☐ Scavenger service
☐

Landlord will be responsible for any structural or major maintenance and repairs, other than routine maintenance and repairs that are not due to Tenant's misuse, waste or neglect or to that of Tenant's authorized occupants or visitors.

Any appliances contained in the Premises are provided for the Tenant's convenience. Landlord does not warrant the fitness or uninterrupted use or enjoyment of such appliances by Tenant. Any interruption of Tenant's use and enjoyment of such appliances shall not constitute "constructive eviction," nor form the basis for any defense, set-off or counter claim by Tenant.

Tenant agrees to pay for any and all repairs, including approved or unapproved improvements or alterations, that shall be necessary to put the Premises in the same condition as existed at commencement of this Lease, reasonable wear and tear and loss by fire or acts of nature excepted, and the expense of such repairs shall be included within the terms of this Lease. In the event Tenant shall fail to maintain the Premises as provided hereunder, and upon notice by the Landlord fails to correct any deficiencies, such failure shall constitute grounds for termination of this Lease by Landlord.

Any maintenance or repair that is not the obligation of Tenant shall be the responsibility of the Landlord. Landlord shall discharge its maintenance and repair responsibilities in a timely manner. In the event Landlord fails to do so, and upon notice by Tenant fails to correct any deficiencies, such failure shall constitute grounds for termination of this Lease by Tenant.

9. DAMAGE BY FIRE OR CASUALTY: If the Premises is damaged by fire or other casualty not due to Tenant's negligence, Landlord will begin repairs as soon as possible. If the damaged Premises is uninhabitable, the rent will cease until the repairs are made. If the Premises is not restored to habitable condition within _____ days (if blank, then sixty (60) days) this Lease may be terminated at the option of Tenant upon written notice to Landlord. If Landlord decides not to repair or re-build, Landlord may terminate this Lease by giving Tenant immediate written notice and Tenant will surrender the Premises to Landlord. Landlord shall be responsible for all costs of repair of the Premises, provided the damage is not caused by any willful act or negligence on the part of Tenant. If the damage is caused by Tenant's willful act or negligence, Tenant shall be responsible for all costs of repair of the Premises and Tenant shall remain obligated to pay all rent and other charges through the end of this Lease, regardless of the habitability of the Premises.

10. CONDEMNATION: If any part of the Premises is taken by any authority for any public or quasi-public purpose or use or a settlement or a compromise or a settlement in lieu thereof be made that would substantially alter the intended use of the Premises, this Lease will terminate from the date when possession of the Premises is taken. Tenant will have no right to any damages awarded or settlement made in this regard.

11. DEFAULT: If rent or any other sum due Landlord is unpaid; if there is default in compliance with any term of this Lease; if the Premises is abandoned, deserted or vacated by Tenant; or if the Landlord is otherwise entitled under the law, then Landlord will have the right to terminate this Lease in accordance with any applicable statute or ordinance. In any action with respect to this Lease, the Parties are free to pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the non-prevailing Party as ordered by a court of competent jurisdiction.

12. HOLDOVER: Tenant will deliver possession of the Premises to Landlord upon expiration or termination of this Lease. If Tenant fails to do so, Tenant will pay an amount equal to three (3) times the monthly rent specified in

Tenant Initial	<u>Y</u>	Tenant Initial		Landlord Initial	<u>CH</u>	Landlord Initial	
Address <u>1515 E. Central Rd, 317C, Arlington Hts, IL 60005</u>							
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this Lease for each month or portion thereof that Tenant remains in possession of the Premises. Tenant will have no rights in the Premises and will be a tenant in sufferance. Tenant will pay to Landlord any damages and costs incurred by Landlord as a result of any holding over. Acceptance of rent after expiration or termination of this Lease will constitute a renewal on a month to month basis.

13. LIABILITY: Landlord will not be liable to Tenant for any damage to Tenant's person or property or agents, employees, guests or invitees other than for Landlord's gross negligence. Tenant will indemnify and hold Landlord harmless from all claims of any nature. Tenant shall be required to maintain renters insurance during the term of this Lease. Tenant shall furnish a copy of said policy to Landlord.

14. RIGHT OF ENTRY: Landlord or Landlord's agents will have the right to enter the Premises at reasonable times with reasonable notice, except in the event of an emergency, in order to inspect, to make ordinary, necessary repairs or alterations, to enforce the provisions of this Lease and to show the Premises to prospective purchasers or tenants. Tenant will allow Landlord to have placed upon the Premises, at all times, notices of "For Sale" and/or "To Rent" and will not interfere with the same.

15. SUBORDINATION: This Lease is subject to and subordinate to the lien of all mortgages now or hereafter placed on any part of Landlord's property that includes the Premises, to any extensions and renewals thereof and to advances now or thereafter made on the security thereof. Tenant will execute such instruments evidencing subordination at Landlord's request. If Tenant fails to comply with such request, Tenant hereby irrevocably empowers Landlord to do so in Tenant's name.

16. NOTICES: Any notice to Tenant addressed to the Premises or the Landlord at the address designated by Landlord will be sufficient, if in writing and delivered to either party in person or by certified mail.

17. SEVERABILITY: If any part of this Lease is construed to be unenforceable, the remaining parts will remain in full force and effect as though any unenforceable part was not written into this Lease.

18. LEAD-BASED PAINT DISCLOSURE: Prior to signing this Lease, Tenant (check one) ☒ has ☐ has not received the EPA Pamphlet, "Protect Your Family from Lead in Your Home," and (check one) ☒ has ☐ has not received a Lead-Based Paint Disclosure.

19. RADON DISCLOSURE: Prior to signing this Lease, Tenant (check one) ☐ has ☒ has not received a Radon Disclosure.

20. RULES AND REGULATIONS: Tenant and other authorized occupants and guests will comply with all occupancy rules and regulations of Landlord, if any, and, with any homeowner association or condominium association rules and regulations as amended from time to time and furnished to Tenant. Failure to comply with the occupancy rules and regulations will be considered a default under the terms of this Lease.

21. CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously consented to Hortencia Privett (Designated Agent) acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Designated Agent acting as a Dual Agent with regard to the transaction referred to in this Lease.

22. ATTORNEY REVIEW: The Parties agree that their respective attorneys may approve or make modifications to this Lease, other than stated rental price, within five (5) business days after the date of the Lease. If within ten (10) Business Days after the Date of Acceptance, written agreement cannot be reached by the Parties with respect to resolution of proposed modifications, then either Party may terminate this Lease by serving written notice to the

Tenant Initial	<u>U</u>	Tenant Initial		Landlord Initial	<u>CH</u>	Landlord Initial	
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other Party, whereupon this Lease shall be null and void and security deposit shall be refunded to Tenant by Landlord. IF WRITTEN NOTICE IS NOT SERVED WITHIN THE TIME SPECIFIED, THIS PROVISION SHALL BE DEEMED WAIVED BY THE PARTIES, AND THIS LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

23. OTHER TERMS OR PROVISIONS:

- (a) Pets ☐ are ☒ are not permitted under this Lease. If pets are permitted, such permission is limited as follows: type _____ weight _____ number of _____. Further, the following additional conditions apply: No smoking in unit.
- (b) In addition to any other remedies afforded to Landlord under this Lease, Landlord may charge Tenant an amount equal to 5% of the monthly rent for any returned check. Two occurrences of returned checks during the term of this Lease, including any extension of the term thereof, will require all future rental payments by Tenant to be made by cashiers or certified check.
- (c) Tenant shall pay ten dollars (~~\$10.00~~) for each and any lost key replaced by Landlord. (\$25.00 per key)
- (d) Tenant will not install satellite dishes, antennae or cables for television, radio, sound equipment, computer equipment or Internet access without Landlord's written consent in each case, and shall remove same and restore all walls or other appurtenances prior to vacating Premises.
- (e) (Check all that apply) Notice is hereby provided pursuant to Illinois statute that ☐ Landlord ☐ Tenant is an Illinois licensed Real Estate Broker
- (f) Landlord is required to re-key all locks prior to possession.

24. ENTIRE AGREEMENT: This document and the documents incorporated herein are the entire agreement of the Parties and no representations of either party are binding unless contained herein. No oral statements will be binding on either party. This Lease may only be modified by mutual agreement of the Parties. The following are hereby incorporated herein and made part of this Lease:

THIS FOLLOWING OPTIONAL PARAGRAPH APPLIES ONLY IF INITIALED BY ALL PARTIES.

25. AGREEMENT FOR PROPOSED FUTURE PURCHASE BY TENANT: On or before the Commencement Date of this Lease, the Landlord and Tenant shall enter into a mutually acceptable agreement for the Tenant's proposed future purchase of the Premises. In the event such agreement has not been executed this Lease shall be null and void.

auto pay to be set up for rent money.

Tenant Initial <u>U</u>	Tenant Initial	Landlord Initial <u>CH</u>	Landlord Initial
Address <u>1515 E Central Rd, 317C Arlington Hts, IL 60005</u>			
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THIS IS A LEGALLY BINDING DOCUMENT. PRIOR TO THE EXECUTION OF THIS LEASE, LANDLORD AND TENANT ARE ENCOURAGED TO CHECK ORDINANCES AND REGULATIONS TO VERIFY THE REQUIREMENTS OF THE APPLICABLE GOVERNMENTAL AUTHORITY IN WHICH THE PREMISES IS LOCATED.

IN WITNESS WHEREOF, the parties have signed and sealed this Lease on the date before written.

DATE 7-31-13
[Signature]
TENANT SIGNATURE

DATE 7-31-13
Christopher Hackett
LANDLORD SIGNATURE

TENANT SIGNATURE

LANDLORD SIGNATURE

GUARANTEE

For value received, the undersigned hereby guarantees the payment of the rent and the performance of the covenants by the Tenant of the terms of the Lease.

DATE _____
GUARANTOR SIGNATURE _____
PRINT GUARANTOR'S NAME _____
GUARANTOR'S ADDRESS, CITY, ZIP _____

DATE _____
GUARANTOR'S PHONE _____

FOR INFORMATION ONLY

847-809-3198
Tenant's Cell Phone Number(s) _____
Tenant's Other Phone Number(s) _____
Snoozzme@yahoo.com
Tenant's E-Mail Address _____

Tenant's E-Mail Address _____
Coldwell Banker 24042
Tenant's Managing Broker _____ MLS# _____
Hortencia Privett 216231
Tenant's Designated Agent _____ MLS# _____
630-253-8263 781-609-9683
Phone _____ Fax _____

Tenant's Designated Agent's _____ E-Mail _____

Tenant's Attorney _____

Phone _____ Fax _____

Tenant's Attorney's E-Mail _____

847-507-3215
Landlord's Cell Phone Number(s) _____
Landlord's Other Phone Number(s) _____
Landlord's E-Mail Address _____

Landlord's E-Mail Address _____
Coldwell Banker 24042
Landlord's Managing Broker _____ MLS# _____
Hortencia Privett 216231
Landlord's Designated Agent _____ MLS# _____
630-253-8263 781-609-9683
Phone _____ Fax _____

Landlord's Designated Agent's _____ E-Mail _____

Landlord's Attorney _____

Phone _____ Fax _____

Landlord's Attorney's E-Mail _____

Tenant Initial <u>4</u>	Tenant Initial _____	Landlord Initial <u>CH</u>	Landlord Initial _____
Address <u>1515 E Central Rd, 317C Arlington Hts, IL 60005</u>			
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LEASE ADDENDUM

Landlord states that as of the effective date of this Lease Agreement, Landlord is not in default under any mortgage(s) relating to the Demised Premises. Landlord further states that Landlord is unaware of any information, financial or otherwise, that would affect Tenant's use, enjoyment, or possession of all or part of the Demised Premises for the term contemplated in this Lease Agreement.

Christopher Hackett
Landlord

[Signature]
Tenant



MAINSTREET ORGANIZATION OF REALTORS®
PRE-1978 HOUSING RENTAL AND LEASES DISCLOSURE OF INFORMATION
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Property commonly known as: 1515 E. Central Rd, 317C

City of Arlington Hts. County of Cook, Illinois.

Lessor's Disclosure (Initial)

CH (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

CH (b) Records and Reports available to the lessor (check one below):

☐ Lessor has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (Initial)

_____ (c) Lessee has received copies of all information listed above.

_____ (d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

Lessor's Designated Agent Acknowledgment (Initial)

HP (e) Lessor's Designated Agent has informed the lessor of the lessor's obligations under 42 U.S.C.4852 (d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information they have provided is true and accurate.

Lessor Christopher Harkett Lessee [Signature] 7-31-13

Lessor _____ Lessee _____

Date July 22, 2013 Date _____

Lessor's Designated Agent HP Lessee's Designated Agent HP

Date 7-22-13 Date 7-31-13



COLDWELL BANKER RESIDENTIAL BROKERAGE DISCLOSURE AND CONSENT TO DUAL AGENCY



1. NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE
2. LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION.
3. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO
4. ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY
5. WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOU CONSENT TO DUAL AGENCY REPRESENTATION.

6. The undersigned Hortencia Privett
7. (Insert name[s] of Licensee undertaking dual representation)

8. ("Licensee"), the designated agent, and any subsequent designated agent(s) may undertake a dual representation (represent both the seller or landlord
9. and the buyer or tenant) for the sale or lease of property 1515 E. Central Rd, 317 C, Arlington Hts
10. (List address of property, if known) 60005

11. The undersigned clients acknowledge they were informed of the possibility of this type of representation. Before signing this document,
12. please read the following:

13. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's
14. respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

15. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own
16. best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved,
17. and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

18. What a Licensee Can Do For Clients When Acting as a Dual Agent:

19. 1. Treat all clients honestly.
20. 2. Provide information about the property to the buyer or tenant.
21. 3. Disclose all latent material defects in the property that are known to Licensee.
22. 4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
23. 5. Explain real estate terms.
24. 6. Help the buyer or tenant to arrange for property inspections.
25. 7. Explain closing costs and procedures.
26. 8. Help the buyer compare financing alternatives.
27. 9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept
28. or offer.

29. What a Licensee Cannot Disclose to Clients When Acting as a Dual Agent:

30. 1. Confidential information that Licensee may know about the clients, without that client's permission.
31. 2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
32. 3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
33. 4. A recommended or suggested price or terms the buyer or tenant should offer.
34. 5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

35. If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this
36. document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

37. By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual
38. Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

39. CLIENT: _____

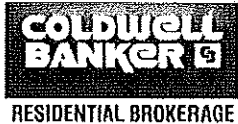
40. CLIENT: _____

41. Date: _____

42. LICENSEE: H. Privett

43. Date: _____

Copy - Branch Office • Copy - Seller • Copy - Buyer



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DISCLOSURE AND CONSENT TO DUAL AGENCY**



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33. 4. A recommended or suggested price or terms the buyer or tenant should offer.
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37. By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual
38. Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

39. CLIENT: Christopher Hackett
40. CLIENT: _____
41. Date: 7/31/13
42. LICENSEE: H Privett
43. Date: _____

Copy - Branch Office • Copy - Seller • Copy - Buyer

NON-OWNER OCCUPANCY AFFIDAVIT

1519 East Central Road
Arlington Heights, IL 60005
847-228-5176

This NON-OWNER OCCUPANCY AFFIDAVIT is added to the Owner's resident file in accordance with the Rules and Regulations of the Dana Point Condominium Association. By submitting this Affidavit the undersigned parties acknowledge expressly that the parties so noted shall be subject on all respects to the provisions of the Declaration, By-laws and Rules and Regulations of the Association and any failure by the Non-Owner Occupant(s) to comply with the terms thereof shall be a default under Dana Point Condominium Rules and Regulations Section 10.9.

The Board of Managers of the Dana Point Condominium Association shall be entitled to pursue all available legal and equitable remedies in the event of any such default. No rights of the Board of Managers shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same.

In accordance with the Rules and Regulations of the Dana Point Condominium Association, I (we) hereby submit to the Association this NON-OWNER OCCUPANCY AFFIDAVIT, for Unit # 317C at 1515 E. Central Rd, Arlington Heights, IL 60005.

- Owner #1 Signature: Christopher Hackett Date: 7/31/13
- Owner #2 Signature: _____ Date: _____
- Resident #1 Signature: [Signature] Date: 7-31-13
- Resident #2 Signature: _____ Date: _____

NOTE: A signed original of the NON-OWNER OCCUPANCY AFFIDAVIT must be given to the Board of Directors or its Managing Agent for the Association Resident Files in accordance with the Rules and Regulations of the Association.

DANA POINT CONDOMINIUM:

RIDER TO WRITTEN LEASE AGREEMENT

1519 East Central Road
Arlington Heights, IL 60005
847-228-5176

This Rider is added to the attached lease in accordance with the Rules and Regulations of the DANA POINT CONDOMINIUM ASSOCIATION. By this Rider the undersigned parties acknowledge expressly that every lease and the parties so noted shall be subject in all respects to the provisions of the Declaration, y-Lays and Rules and Regulations of the Association and any failure by the lessee (renter) to comply with the terms thereof shall be a default under this lease.

The Board of Managers of the DANA POINT CONDOMINIUM ASSOCIATION shall be entitled to pursue all available legal and equitable remedies in the event of any such default. No rights of the Board of Managers shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same.

In accordance with the Rules and Regulations of the Dana Point Condominium Association, I (we) hereby submit to the Association this RIDER TO LEASE, Unit # 317C at 1515 E. Central Rd, Arlington Heights, IL 60005.

• Lessor #1 Signature: <u>Christopher Hackett</u>	Date: <u>7-31-13</u>
• Lessor #2 Signature: _____	Date: _____
• Lessee #1 Signature: <u>[Signature]</u>	Date: <u>7-31-13</u>
• Lessee #2 Signature: _____	Date: _____

NOTE: A signed copy of the original of said lease and a signed copy of this Rider must be given to the Board of Directors or its Managing Agent for the Association Resident Files in accordance with the Rules and Regulations of the Association.



CONDOMINIUM ASSOCIATION
1519 EAST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
(847) 228-5176 • Fax (847) 228-5190

TENANT INFORMATION

ADDRESS: 1515 E. Central, UNIT # 317C

The Dana Point Condominium Association Rules requires the following information. Please return to Dana Point Condominium Management Office at 1519 E. Central, Arlington Heights, IL, 60005 or you may fax it to the Office at 847/228-5190. Please attach blank sheets if more room is needed.

RESIDENT (S) NAME (S): Liesel Torres

MAILING ADDRESS

Street: 1515 E. Central Ave unit # 317C

City, State, Zip: Arlington Hts IL 60056 60005

- Home Phone(s): () ()
- Work Phone(s): () ()
- Cell Phone: (847) 809-3198 ()

OTHER OCCUPANTS N/A

Name Relationship

Name Relationship

PET (S): None

Tenant #1 Signature: [Signature] Date 7-31-13

Tenant #2 Signature: Date

EMERGENCY KEY HOLDER INFORMATION

In Case of Emergency, Notify: Melita

Relationship(s): aunt

- Home Phone(s): (847) 606 1084 ()
- Work Phone(s): () ()

Address: 1123 S. Sprucewood Mt. Prospect 60056

- Emergency key holder should be a local friend or relative
- Keys may be left with the Association Management



PLEASE PRINT CLEARLY
COMPLETE ALL FIELDS

CONTACT AND EMERGENCY INFORMATION FORM

OWNER CONTACT INFORMATION

(This section must contain information concerning the OWNER of the account.)

NAME(S): Christopher Hackett		
UNIT ADDRESS: 11515 E. Central Road Unit 317C		
MAILING ADDRESS (If Different):		
CITY/STATE/ZIP CODE: Arlington Heights, IL		
HOME PHONE:	WORK PHONE:	CELL PHONE: 847-507-3215
EMAIL ADDRESS (E-mail addresses are kept confidential):		
PARKING SPACE # (If Applicable): 1505 20A	STORAGE SPACE # (If Applicable):	

TENANT INFORMATION FOR RENTED RESIDENCES

TENANT #1	TENANT #2
NAME: Lizeel Torres	NAME:
HOME PHONE:	HOME PHONE:
WORK PHONE:	WORK PHONE:
CELL PHONE: 847-809-3198	CELL PHONE:
EMAIL ADDRESS: Snoozzme@yahoo.com	EMAIL ADDRESS:
*Please submit a copy of any current lease for your residence to Lieberman Management Services, Inc.	

ADDITIONAL OCCUPANT(S)

(Those who reside in the residence, but are not the owners or listed on the lease.)

NAME: N/A	NAME:
NAME:	NAME:

VEHICLE(S) ON THE PROPERTY

YEAR	MAKE	MODEL	COLOR	LICENSE PLATE #
2007	Scion	TC	Dark Blue	8079724

PETS

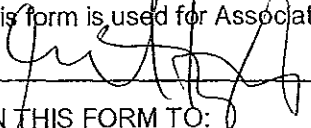
NAME	BREED	CAT/DOG
	N/A	

Occasionally the need arises to contact a resident in an emergency situation. This information is only used to provide you with more efficient service. We strongly recommend this person have a key to your unit.

EMERGENCY CONTACT INFORMATION

NAME: Melita	HOME PHONE:
ADDRESS: 1123 S. Sprucewood Ln	BUSINESS PHONE:
CITY/STATE/ZIP CODE: Mt. Prospect IL 60056	CELL PHONE: 847 606 1084

By my signature below, I affirm that the information provided above is true and correct as of the date shown next to my signature. I understand if any information is left blank that this form may be returned for completion. I understand that this form is used for Association purposes only.

SIGNATURE: 

DATE: 7-31-13

PLEASE RETURN THIS FORM TO:

The Dana Point Condominium Association
c/o Lieberman Management Services
25 Northwest Point Blvd, Ste 330
Elk Grove Village, IL 60007

Fax: (847) 459-3003

Email: service@lmsnet.com