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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 |

5
6 **TENANT**
7 Name(s) Liezel Torres
8
9

10 **LANDLORD**
11 Name(s) Christopher Hackett
12
13
14

15 Premises Address 1515 E. Central Rd
16 #317C
17 City, State, Zip Arlington Hts, IL 60005
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Address 1132 Wenonah Dr.

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 (Bldm)) and containing 1 parking spaces and 1 transmitters).
 Refrigerator Oven/Range/Stove Microwave Dishwasher Washer Dryer
 Window Air Conditions(s) (# _____) Storage locker Other Description: Dis posa).

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 *vt* Tenant Initial *CH* Landlord Initial *CH* Landlord Initial *CH*
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46

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): Liezeli 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):

95

Tenant Initial 4 Tenant Initial _____ Landlord Initial CH Landlord Initial _____
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96 Snow/ice removal from driveways and sidewalks Lawn mowing
97 Landscape maintenance (other than lawn mowing) Scavenger service
98 _____
99 _____

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

103
104 Any appliances contained in the Premises are provided for the Tenant's convenience. Landlord does not warrant the
105 fitness or uninterrupted use or enjoyment of such appliances by Tenant. Any interruption of Tenant's use and
106 enjoyment of such appliances shall not constitute "constructive eviction," nor form the basis for any defense, set-off
107 or counter claim by Tenant.
108

109 Tenant agrees to pay for any and all repairs, including approved or unapproved improvements or alterations, that
110 shall be necessary to put the Premises in the same condition as existed at commencement of this Lease, reasonable
111 wear and tear and loss by fire or acts of nature excepted, and the expense of such repairs shall be included within
112 the terms of this Lease. In the event Tenant shall fail to maintain the Premises as provided hereunder, and upon
113 notice by the Landlord fails to correct any deficiencies, such failure shall constitute grounds for termination of this
114 Lease by Landlord.
115

116 Any maintenance or repair that is not the obligation of Tenant shall be the responsibility of the Landlord. Landlord
117 shall discharge its maintenance and repair responsibilities in a timely manner. In the event Landlord fails to do so,
118 and upon notice by Tenant fails to correct any deficiencies, such failure shall constitute grounds for termination of
119 this Lease by Tenant.
120

121 **9. DAMAGE BY FIRE OR CASUALTY:** If the Premises is damaged by fire or other casualty not due to
122 Tenant's negligence, Landlord will begin repairs as soon as possible. If the damaged Premises is uninhabitable, the
123 rent will cease until the repairs are made. If the Premises is not restored to habitable condition within _____
124 days (if blank, then sixty (60) days) this Lease may be terminated at the option of Tenant upon written notice to
125 Landlord. If Landlord decides not to repair or re-build, Landlord may terminate this Lease by giving Tenant
126 immediate written notice and Tenant will surrender the Premises to Landlord. Landlord shall be responsible for all
127 costs of repair of the Premises, provided the damage is not caused by any willful act or negligence on the part of
128 Tenant. If the damage is caused by Tenant's willful act or negligence, Tenant shall be responsible for all costs of
129 repair of the Premises and Tenant shall remain obligated to pay all rent and other charges through the end of this
130 Lease, regardless of the habitability of the Premises.
131

132 **10. CONDEMNATION:** If any part of the Premises is taken by any authority for any public or quasi-public
133 purpose or use or a settlement or a compromise or a settlement in lieu thereof be made that would substantially alter
134 the intended use of the Premises, this Lease will terminate from the date when possession of the Premises is taken.
135 Tenant will have no right to any damages awarded or settlement made in this regard.
136

137 **11. DEFAULT:** If rent or any other sum due Landlord is unpaid; if there is default in compliance with any term of
138 this Lease; if the Premises is abandoned, deserted or vacated by Tenant; or if the Landlord is otherwise entitled
139 under the law, then Landlord will have the right to terminate this Lease in accordance with any applicable statute or
140 ordinance. In any action with respect to this Lease, the Parties are free to pursue any legal remedies at law or in
141 equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the
142 non-prevailing Party as ordered by a court of competent jurisdiction.
143

144 **12. HOLDOVER:** Tenant will deliver possession of the Premises to Landlord upon expiration or termination of
145 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 | Tenant Initial | | Landlord Initial | CJ | Landlord Initial | |
| Address | 1515 E. Central Rd., 317C, Arlington Hts, IL 60005 | | | | | | |
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146 this Lease for each month or portion thereof that Tenant remains in possession of the Premises. Tenant will have no
147 rights in the Premises and will be a tenant in sufferance. Tenant will pay to Landlord any damages and costs
148 incurred by Landlord as a result of any holding over. Acceptance of rent after expiration or termination of this
149 Lease will constitute a renewal on a month to month basis.

150

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

155

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

161

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

167

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

170

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

173

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

177

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

180

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

185

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

190

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

| | | | | | | | |
|--|--|----------------|--|------------------|-----------|------------------|--|
| Tenant Initial | <u>4</u> | Tenant Initial | | Landlord Initial | <u>CH</u> | Landlord Initial | |
| Address | 1515 E. Central Rd, 317c Arlington Hts, IL 60005 | | | | | | |
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195 other Party, whereupon this Lease shall be null and void and security deposit shall be refunded to Tenant by
196 Landlord. IF WRITTEN NOTICE IS NOT SERVED WITHIN THE TIME SPECIFIED, THIS PROVISION
197 SHALL BE DEEMED WAIVED BY THE PARTIES, AND THIS LEASE SHALL REMAIN IN FULL FORCE
198 AND EFFECT.

199

200 **23. OTHER TERMS OR PROVISIONS:**

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

215

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

220

221

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

223

224

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

229

230

231

232 *auto pay to be set up for rent money.*

233

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243

| | | | |
|--|----------------|----------------------------|------------------|
| Tenant Initial <i>U</i> | Tenant Initial | Landlord Initial <i>CH</i> | Landlord Initial |
| Address <i>1515 E Central Rd, 317C Arlington Hts, IL 60005</i> | | | |
| (Page 5 of 6) Rev. 3.2012 © MAINSTREET ORGANIZATION OF REALTORS® | | | |

244
245 THIS IS A LEGALLY BINDING DOCUMENT. PRIOR TO THE EXECUTION OF THIS LEASE, LANDLORD
246 AND TENANT ARE ENCOURAGED TO CHECK ORDINANCES AND REGULATIONS TO VERIFY THE
247 REQUIREMENTS OF THE APPLICABLE GOVERNMENTAL AUTHORITY IN WHICH THE PREMISES IS
248 LOCATED.

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

250 DATE 7-31-13

251 J.S.H.
252 TENANT SIGNATURE

253
254 TENANT SIGNATURE

DATE 7-31-13

Christopher Hackett
LANDLORD SIGNATURE

LANDLORD SIGNATURE

255
256 GUARANTEE

257
258 For value received, the undersigned hereby guarantees the payment of the rent and the performance of the
259 covenants by the Tenant of the terms of the Lease.

260
261 GUARANTOR SIGNATURE

DATE _____

262
263 PRINT GUARANTOR'S NAME

GUARANTOR'S PHONE

264
265 GUARANTOR'S ADDRESS, CITY, ZIP

266
267 FOR INFORMATION ONLY

268
269 847-809-3198

270 Tenant's Cell Phone Number(s)
847-507-3215

Landlord's Cell Phone Number(s)

271
272 —

Landlord's Other Phone Number(s)

273
274 Snoozzme@yahoo.com

Landlord's E-Mail Address

275
276 Tenant's E-Mail Address
Coldwell Banker 24042

Landlord's E-Mail Address
Coldwell Banker 24042

277
278 Tenant's Managing Broker MLS#
Hortencia Privett 216231

Landlord's Managing Broker MLS#
Hortencia Privett 216231

279
280 Tenant's Designated Agent MLS#
630-253-8263 781-609-9683

Landlord's Designated Agent MLS#
630-253-8263 781-609-9683

281
282 Phone Fax

Phone Fax

283
284 Tenant's Designated Agent's E-Mail

Landlord's Designated Agent's E-Mail

285
286 Tenant's Attorney

Landlord's Attorney

287
288 Phone Fax

Phone Fax

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290 Tenant's Attorney's E-Mail

Landlord's Attorney's E-Mail

291
292

| | | | |
|--|----------------|----------------------------|------------------|
| Tenant Initial <u>4</u> | Tenant Initial | Landlord Initial <u>CH</u> | Landlord Initial |
| Address <u>1515 E Central Rd, 311C Arlington Hts, IL 60005</u> | | | |
| (Page 6 of 6) Rev. 3/2012 © MAINSTREET ORGANIZATION OF REALTORS® | | | |

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 Hackitt
Landlord

J.W.H.
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)

CH (c)

Lessee has received copies of all information listed above.

CH (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 Hackett Lessee Judy S Date 7-31-13

Lessor _____ Lessee _____

Date July 22, 2013 Date _____

Lessor's Designated Agent APrived Lessee's Designated Agent APrived

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 _____
(Insert name[s] of Licensee undertaking dual representation)

7. 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

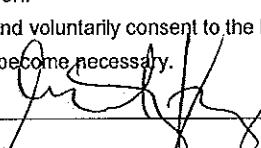
11. The undersigned clients acknowledge they were informed of the possibility of this type of representation. Before signing this document,
12. please read the following:
13. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's 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. 36. If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.
37. 38. By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual 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



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 _____
(Insert name[s] of Licensee undertaking dual representation)

7. 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, 317C, Arlington Hts,
10. (List address of property, if known) 60006

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 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: Christopher Hackett _____

40. CLIENT: _____

41. Date: 7/31/13 _____

42. LICENSEE: H. Privett _____

43. Date: _____

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

THE DANA POINT CONDOMINIUM ASSOCIATION

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: Jessie H. 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, by-Laws 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: Christopher Hackett Date: 7-31-13
- Lessor #2 Signature: _____ Date: _____
- Lessee #1 Signature: Judith Date: 7-31-13
- 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.



CONDODINIUM 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): Liezel Torres

MAILING ADDRESS

Street: 1515 E. Central Ave unit # 317 C

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: Judy H. 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

Ims**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: Lezel 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

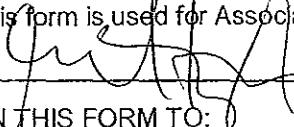
| NAME | BREED | CAT/DOG |
|------|-------|---------|
| N/A | | |

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. Spurwood 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