

## MONTHLY RESIDENTIAL LEASE AGREEMENT

Contract No. RLA-2024-00582

**Landlord:** Grandview Properties LLC ("Landlord")

**Tenant:** \_\_\_\_\_ ("Tenant")

**Property:** Unit 4B, 789 Maple Avenue, Springfield, IL 62704

**Effective Date:** March 1, 2024

### 1. LEASE TERM

This lease begins on March 1, 2024 and continues on a month-to-month basis. The Landlord may terminate this lease with **only 5 days' written notice**, while the Tenant must provide at least 60 days' notice before vacating.

### 2. RENT AND PAYMENT

Monthly rent is \$1,450.00, due on the 1st of each month. A late fee of **\$150 per day** will be charged for any payment received after the 3rd of the month. The Landlord reserves the right to **increase rent at any time without prior notice**.

### 3. SECURITY DEPOSIT

Tenant shall pay a security deposit of \$2,900.00. The Landlord may deduct from the deposit for any reason deemed appropriate, including general wear and tear. The deposit is **non-refundable** and the Landlord is **not required to provide an itemized list of deductions**.

### 4. MAINTENANCE AND REPAIRS

The Tenant is responsible for **all repairs and maintenance**, including structural, plumbing, electrical, and HVAC systems, regardless of cause. The Landlord is not obligated to perform any repairs. Tenant must pay for all maintenance within 48 hours of notification.

### 5. ENTRY AND INSPECTION

The Landlord may **enter the premises at any time without prior notice** for inspections, repairs, or any other purpose. Tenant agrees to **waive all privacy rights** related to the leased property. The Landlord may install surveillance equipment in common areas at its sole discretion.

### 6. EARLY TERMINATION

If the Tenant terminates the lease early, Tenant shall pay a penalty equal to **6 months' rent** plus forfeiture of the security deposit. The Landlord may terminate the lease at any time without penalty or cause.

### 7. LIABILITY AND INDEMNIFICATION

The Tenant shall **indemnify the Landlord against all claims**, including those arising from the Landlord's own negligence. The Landlord is **not liable for any injury, loss, or damage** occurring on the premises, including due to defective conditions known to the Landlord.

### 8. UTILITIES AND ADDITIONAL CHARGES

Tenant is responsible for all utilities. The Landlord may impose **additional fees at any time** for amenities, parking, trash, or building maintenance without prior written notice.

### 9. DISPUTE RESOLUTION

All disputes shall be resolved through **binding arbitration selected solely by the Landlord**. Tenant **waives the right to a jury trial** and to participate in any class action proceeding.

### 10. GOVERNING LAW

This agreement is governed by the laws of the State of Illinois. If any provision is found unenforceable, the remaining provisions shall continue in full effect.

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Landlord Signature / Date

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Tenant Signature / Date

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