

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.

Landlord Signature / Date

Tenant Signature / Date

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