

Shore Real Estate LLC, 1102 Foster, Evanston, Illinois 60201 . 773-724-0655

1102 Foster Lease Agreement

Lease Terms:

Premises: 1102 Foster Street Entire Building. Evanston, IL 60201

Monthly Rent: \$6,350

Security Deposit: \$8,,500 (due on signing)

Lease Term: Sept 1rst, 2022 - August 30th 2023 (12 noon)

Lease Date:

Lease Highlights

Rental Payments:

- The tenants agree to rent the premises as a private residence only. Rent is due on the 1st of each month. Rent received after the fifth day of the month will incur a Late Fee. The Late Fee is 5% of the total monthly rent, but not to exceed the maximum allowable by Ordinance or law. If any tenant leaves before the least term ends, the tenant is liable for the balance of the rent for the remainder of the term. Tenants will notify the landlord if they are to be away for longer than ten days. Rent will be paid electronically.
- Occupancy by guests for more than three days requires the landlord's written consent. Subletting requires the landlord's written approval of subletter, and must follow any landlord specified guidelines. Rooms and common rooms must be cleaned before subletters occupy the property.
- If the tenant does not take possession of the property, they are still required to pay rent.

Security Deposit:

- On signing this agreement, the tenant will pay the security deposit. The security deposit cannot be applied to the first or last month's rent or any other charges. The security deposit will be returned within 21 days after the tenant has vacated the property, returned any keys, and provided the landlord with a forwarding address.
- The security deposit will be returned to the tenant, minus any cleaning and repair costs or outstanding fees. The tenant must empty the building of their personal possessions and have the building professionally cleaned with a move out cleaning before vacating. The tenant is responsible for documenting the condition of the house when they first move in.
- The tenant is responsible for immediately notifying the landlord of any house defects or dangerous conditions and reimbursing them for any repairs needed because of misuse or neglect. The tenant is responsible for reimbursing the landlord for any cleaning needed because of misuse or neglect.

Cleanliness:

- Keep the house clean, organized, sanitary, and in good condition. If these conditions are not met, the tenant(s) may be charged for any needed cleaning.

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- Tenants will have the common areas professionally deep cleaned at least once a quarter of every year. Once a month a professional cleaning is highly recommended.
- There is no smoking or incense use in the building.
- The outside of the property must be kept neat and tidy
 - Tenants will put all trash in cans, and break down and tie any cardboard refuse.
 - Tenants will keep the front and backyards free of any trash.
 - The City of Evanston regularly inspects the outside of properties, and tenants will be responsible for any fines incurred, or any cleaning fees required to comply with City property standards.

Maintenance:

- Immediately notify the landlord of any house defects or dangerous conditions. Tenant(s) may be charged for any house damages they cause, or damage created due to neglect.
- The heat in the house will not be turned off during the winter, even if the house is empty. The water in the pipes will freeze. The heat should be left on at no less than 68 degrees during the winter at all times. If temperatures drop below 20 degrees, tenants will run all house faucets so they slowly drip water, again so the pipes don't freeze.
- Alterations or repairs will not be made without the landlord's written consent. No nails or tacks will be put into walls without the landlord's consent. Be aware that poster gum can leave oil residue and tape can pull up paint. Tenants are responsible for any damage they cause to the walls. No services requiring installation will be installed without the landlord's consent.
- New locks will not be installed without the landlord's consent.
- Smoke and Monoxide detectors must be kept operable and cannot be removed.
- Cooking grease should not be washed into drains. Pans should be wiped clean of grease before washing them.
- Pets are not allowed on the premises.
- Tenants assume all risks and liability to personal and stored items (e.g. bicycles).
- Per the City of Evanston, mopeds must be parked in a regular parking spot or in the basement.

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Social Gatherings:

- Tenants will not have gatherings of more than five people on the front porch. Games or gatherings on the front lawn of the house are forbidden.
- Tenants will not have gatherings of more than 20 people in the backyard, and such gatherings should be infrequent. Notify neighbors of plans for social gatherings in the backyard. Tenants will not have social gatherings on the driveway. Any music will be played at socially acceptable volumes and no music will be played at night. Beer pong is not allowed.
- Tenants will not interfere with the quiet enjoyment of the house by other tenants.
- Tenants will maintain a respectful and quiet environment for their neighbors.

If New Needs Arise:

- The need for new house rules may arise, and the tenants agree to abide by them.

Landlord Access:

- Landlord will need periodic access to the property for maintenance, repair, or inspection purposes.

Grounds for Termination:

- Failure to comply with the rules above by the tenants, guests, or invitees is a breach of the lease agreement.


Disclosures:

- Lead paint may have been used to paint some rooms in the past. If so, it's probably under layers of newer paint. Lead paint can pose a health risk to young children and pregnant women and if eaten by adults. Any home built before 1970 must give tenants notice of the possibility of the existence of lead paint in the house.

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Vacating:

- Before vacating tenants will empty the building of their personal possessions, and have the building professionally move out cleaned. All outlets, lights, alarms, faucets, drains, controls, appliances, etc. should be in place and functioning.

 04/02/22

Tenants Signatures and Dates:**Landlord Signature and Date:**

Max Ross :
RentPurpleWhite@Gmail.com (773) 724-0655

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Extended Lease Terms

PROPERTY LEASE (Not Furnished)

Date: February 19th, 2020

Term: 9/5/21-8/30/22 (12 noon)

Monthly rent: \$6350

Security deposit: \$6350

Additional comments:

Late charge = \$10 for the 1st \$500 of rent and 5% for anything above

Riders are attached to and made part of this lease

Tenants are responsible for all utilities serving the property starting September 1, 2020

TENANTS - PRINT NAMES

Unit 1	Nathan Sowder		
Unit 2			

Landlord: Shore Real Estate, LLC, 1102 Foster

Leased property: 1102 Foster, Evanston, IL, 60201

In consideration of the mutual agreements and covenants set forth below hereof (the same being fully included as part of this Lease) Landlord hereby leases to Tenant and Tenant hereby leases from Landlord for use in accordance with paragraph 8 hereof the Property designated above, together with the fixtures and accessories belonging thereto, for the above Term. All parties listed above as Landlord and Tenant are herein referred to individually and collectively as Landlord and Tenant respectively.

SIGNATURES  04/02/22

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Tenants

Unit 1	Nathan Sowder		
Unit 2			

Landlord

Shore Real Estate, LLC, 1102 Foster

LEASE TERMS AND CONDITIONS

1. RENT: Tenant shall pay to Landlord at the above address (or such other address as Landlord may designate in writing) the monthly rent set forth above on or before the first day of each month in advance. The time of each and every payment of rent is of the essence of this Lease. To cover Landlord's added costs for late payments, the monthly rent set forth above shall be increased by the amount set forth above as Late Charge if paid after the 5th of the month. To cover Landlord's added costs for processing of checks that are dishonored or are returned due to insufficient funds in the account, the monthly rent shall be increased by the amount set forth above as a Returned Check Charge. Rent will be paid electronically.

2. POSSESSION: At the commencement of this Lease, Landlord shall deliver possession of the Property to Tenant. Possession shall be deemed to have been delivered to Tenant on the day that Landlord either (A) actually delivers to Tenant keys to the Property or (B) makes available to Tenant at the office of the Building or at such other place as designated by Landlord keys to the Property. If Landlord fails to so deliver possession within 10 days from the date thereof, this Lease shall terminate unless reaffirmed in writing within an additional 5 days by Tenant. Upon such termination Landlord shall refund all prepaid rent and security, which shall be Tenant's sole remedy. It is understood that decorating, if any, to be performed by Landlord shall not be a condition precedent to possession or rent.

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3. **REPRESENTATION:** The application for the Lease and all representations and promises contained therein are hereby made a part of this Lease. Tenant warrants that the information given by Tenant in the application is true. If such information is false, Landlord may at Landlord's option terminate this Lease by giving Tenant not less than 10 days prior written notice, which shall be Landlord's sole remedy.

4. **PROMISES OF THE PARTIES:** The terms and conditions contained herein shall be conclusively deemed the agreement between Tenant and Landlord and no modifications, waiver or amendment of this Lease or any of its terms, conditions or covenants shall be binding upon the parties unless made in writing and signed by the party sought to be bound.

5. **SECURITY DEPOSIT:** Tenant has deposited with Landlord the Security Deposit in the amount set forth above for the performance of each and every covenant and agreement to be performed by Tenant under this Lease. Landlord shall have the right, but not the obligation, to apply the Security Deposit in whole or in part as payment of such amounts as are reasonably necessary to remedy Tenant's defaults in the payment of rent or in the performance of the covenants or agreements contained herein. Landlord's right to possession of the Property for non-payment of rent or any other reason shall not be affected by the fact that Landlord holds security. Tenant's liability is not limited to the amount of the Security Deposit.

Landlord shall give Tenant written notice of the application of the security deposit or any part thereof within thirty (30) days of said application. If the application is on account of maintenance, repairs or replacement necessitated by Tenant, said notice shall include the estimated or actual cost of the same, attaching estimates or paid receipts. Upon receipt of said notice, Tenant shall at once pay to Landlord an amount sufficient to restore the Security Deposit in full. Upon termination of this Lease, full payment of all amounts due and performance of all Tenant's covenants and agreements (including surrender of the Property in accordance with Paragraph 15), the Security Deposit or any portion thereof remaining unapplied shall be returned to Tenant in accordance with applicable law.

In the event of a sale, lease, or other transfer of the Building, Landlord may transfer or assign said Security Deposit to Landlord's grantee, lessee or assignee. Provided said grantee, lessee or assignee by written undertaking addresses to Landlord assumes all Landlord's obligations hereunder. Tenant agrees to look to such grantee, lessee or assignee solely for the return of said Security Deposit. The provisions hereof shall apply to each and every sale, lease or other transfer of the Building.

The Security Deposit shall not be deemed or construed as advance payment of rent for any month of the lease term.

6. **LANDLORD TO MAINTAIN:**

A. Tenant hereby declares that Tenant has inspected the Property, the Building and all related areas and grounds and that Tenant is satisfied with the physical condition thereof. **Tenant agrees that no representations, warranties (expressed or implied) or covenants with respect to the condition, maintenance or improvements of the Property, Building, or other, areas have been made to Tenant except those contained in this Lease, the application, or otherwise in writing signed by Landlord.**

B. Landlord agrees that Landlord will perform work set forth in this Lease within a reasonable time not to **exceed 60** days from the commencement of the Term hereof.

C. Landlord covenants that at all times during the Term hereof, Landlord shall maintain the Property and the Building to the following minimum standards:

- (1) Effective weather protection, including unbroken windows and doors;
- (2) Plumbing facilities in good working order;
- (3) A water supply which either under the control of Tenant is capable of producing hot and cold running water, or under the control of Landlord produces hot and cold running water, furnished to appropriate fixtures, and connected to a sewerage system.
- (4) Heating (and if furnished, air conditioning and ventilation) facilities in good working order which, if under the control of Tenant, are capable of producing, or, of under the control of Landlord, produce heat (and, if furnished, air conditioning and ventilation) in fixtures provided (and no other) within reasonable accepted tolerances and during reasonable hours. (In the case of heat, minimum tolerances shall be those established by municipal code);
- (5) Gas and/or electrical appliances which are supplied by Landlord in good working order, and appropriate gas piping and electrical wiring system to the extent existing in the Building maintained in good working order and safe

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condition.

(6) Building, grounds and areas under the control of Landlord in clean, sanitary and safe condition free from all accumulation of debris, filth, rubbish, garbage, rodents and vermin;

(7) Adequate and appropriate receptacle(s) for garbage and rubbish, and, if under the control of Landlord, in clean condition and good repair;

(8) Floors, stairways, and railings and common areas in good repair;

(9) Property floors, walls and ceilings in good repair and safe condition; and

(10) Elevators (if existing) in good repair and safe condition.

D. It is, however understood and agreed that buildings and physical structures are subject to aging, wear, tear, abuse, inherent defects, and numerous forces causing disrepair or breakdown beyond Landlord's reasonable control, and that components and skilled workmen are not always immediately available. It is further understood and agreed that for the most part Landlord's costs of operation are fixed and unavoidable and to permit rent abatement or damages to Tenant would create an intolerable burden on Landlord, other tenants and surrounding neighborhood. It is, therefore, understood and agreed that Landlord's delay in performing agreements set forth in Paragraph 6B interruptions in services provided by Landlord, breakdowns of equipment or disrepair caused by (1) conditions caused by Tenant, members of Tenant's household, guests or other persons on the premises with Tenant's consent or other tenants; (2) Tenant's unreasonable refusal of or other interference with entry of Landlord or Landlord's workmen or contractors into the Property or Building for purposes of correcting defective conditions; (3) lack of reasonable opportunity for Landlord to correct defective conditions; (4) conditions beyond Landlord's reasonable control, including strikes or lockouts; (5) Landlord's not having actual knowledge of such defective conditions shall be an absolute defense in any action against Landlord for breach of covenant based upon the duties of Landlord to maintain the Property or Building; or (6) Landlord's having exercised due care but such defective condition(s) continue to persist, shall be an absolute defense in any action against Landlord for breach of covenant based upon the duties of Landlord to maintain the Property or Building. Landlord's failure or inability to make repairs or provide services in any of the just described circumstances shall in no event form the basis of any claim or setoff for damages against Landlord nor a basis for an abatement of rent nor a cause for termination of the Lease.

E. Nothing herein contained shall in the event of fire, explosion or other casualty, impose upon Landlord any obligation to make repairs which are more extensive or different from those required by the provisions of Paragraph 14 of this Lease (Fire & Casualty).

7. **UTILITIES:** Unless otherwise agreed in writing, if the Property is individually metered, payment to the utility company or authorized metering agency of the applicable charges for gas, electricity or water consumed by Tenant in the Property, including, if applicable, current used for electric heating, ventilation, air conditioning, hot water, etc., shall be Tenant's sole responsibility.

8. **TENANT'S USE OF PROPERTY:** The Property shall be occupied solely for residential purposes by Tenant, those other persons specifically listed in the application for this Lease and any children which may be born to or legally adopted by Tenant during the Term hereof. Unless otherwise agreed in writing, guests of Tenant may occupy the Property in reasonable numbers for no more than three weeks each during each year of the Term hereof. Neither Tenant nor any of these persons shall perform nor permit any practice that may damage the reputation of or otherwise be injurious to the Building or neighborhood, or be disturbing to the tenants, be illegal, or increase the rate of insurance on the Building.

9. **TENANT UPKEEP:** Tenant covenants to perform the following obligations during the Term hereof: (A) maintain the Property and appurtenances in a clean, sanitary and safe condition; (B) dispose of all rubbish, garbage and other waste in a clean, sanitary and timely manner from the Property into the refuse receptacles provided; (C) properly use and operate all appliances, electrical, gas and plumbing fixtures; (D) not place in the Property or Building any furniture, plants, animals or any other things which harbor insects, rodents, or other pests; (E) keep out of the Property or Building materials which cause a fire hazard or safety hazard and comply with reasonable requirements of Landlord's fire insurance carrier; (F) not destroy, deface, damage, impair, nor remove any part of the Building or Property or facilities, equipment or appurtenances thereto; (G) maintain the smoke detector in the Property in accordance with applicable law, and (H) prevent any person in the Property or Building with Tenant's permission from violating any of the foregoing Tenant obligations. Tenant shall not suffer or commit any waste in or about the Property or Building and shall, at Tenant's expense, keep the Property in good order and repair (except

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to the extent Landlord has in this Lease agreed to do so). On termination of this Lease, Tenant shall return the Property to Landlord in like condition, reasonable wear excepted.

10. ALTERATIONS, ADDITIONS, FIXTURES, APPLIANCES, PERSONAL PROPERTY: Tenant shall make no alterations or additions nor install, attach, connect or maintain in the Property or any part of the Building, interior or exterior, major appliances or devices of any kind without in each and every case the written consent of Landlord and then, if granted, only upon the terms and conditions specified in such written consent. All alterations, additions and fixtures (including security devices) shall, unless otherwise agreed or unless Landlord requests their removal, become Landlord's property and shall remain in the Property at the termination of the Lease without compensation to Tenant. The foregoing notwithstanding, neither Landlord nor Landlord's insurance carrier shall be liable to Tenant for the replacement of such alteration, addition, or fixtures in the event of casualty loss unless Tenant notifies Landlord of the replacement value and pays, as additional rent, the resultant premium increase, if any. If Landlord shall permit or demand removal, Tenant shall put that part of the Property into like condition as existed prior to the installation of such alteration, addition or fixture.

11. ACCESS: Landlord reserves the right in accordance herewith to enter the Property in order to inspect same, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the Property to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors, or as is otherwise necessary in the operation and/or protection of the Building, its components or persons therein. At Landlord's discretion, Landlord shall be provided with and may retain and use copies of any keys necessary for access to the Property. In the event of apparent or actual emergency, Landlord may enter the Property at any time without notice. In other cases, entry shall be in accordance with agreement with Tenant or if same is impractical or refused, after 24 hour notice.

12. SUBLETTING AND RELETTING:

A. Tenant may substitute a new tenant for the balance of the Term hereof provided (1) Landlord consents to the prospective new tenant, and (2) Tenant upon demand pays (a) in advance, the deficiency if the aggregate rent from the reletting for the balance of the Term hereof is less than the aggregate rent then remaining to be paid under this Lease, and (b) all permissible expenses of reletting (if any) including decorating repairs, replacement, commissions and/or an administrative fee for performing the details attendant to such a transaction in the amount set forth above as Reletting Charge. Landlord at its option may determine whether said transaction shall be in the form of a subletting, assignment or reletting.

B. Landlord may at any time and for any reason reject any prospective new tenant offered by Tenant or by others, provided, however, that if Landlord shall do so WITHOUT CAUSE, Tenant shall be liable to Landlord only for the deficiency and/or actual or estimated expenses described in A(2) (a) and (b) of this Paragraph 12 which would have been due from Tenant had the prospective new tenant been accepted. Cause shall be deemed to be the failure, based on information and data made available to Landlord, or such prospective new tenant to meet the criteria customarily employed by Landlord to evaluate the acceptability of prospects as tenants for similar properties in the Building. During the last three months of the Term hereof, Landlord shall be obligated to accept an otherwise qualified prospective new tenant only if said prospective new tenant enters into a lease for a term for which leases are customarily offered for similar properties in the Building. Landlord may let other vacancies in the Building first before reletting or subletting or attempting to relet or sublet the Property

C. Tenant shall neither sublet the Property nor any part thereof nor assign this Lease nor permit by any act or default of himself or any person any transfer of Tenant's interest by operation of law, nor offer the Property or any part thereof for lease or sublease except in accordance herewith.

13. ABANDONMENT: Ten days physical absence by Tenant with rent being unpaid, or removal of a substantial portion of Tenant's personal property with rent being paid or unpaid, and, in either case, reason to believe Tenant has vacated the Property with no intent again to reside therein, shall be conclusively deemed to be an abandonment of the Property by Tenant.

14. FIRE AND CASUALTY:

A. If the Property is damaged or destroyed by fire or casualty, and the Property is only partially damaged and is inhabitable, and Landlord makes full repairs within 90 days, this Lease shall continue without abatement or

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apportionment of rent.

15. TERMINATION AND RETURN OF POSSESSION:

A. Upon the termination of this Lease, whether by lapse of time or otherwise, or upon termination of Tenant's right of possession without termination of this Lease, Tenant shall yield up immediate possession to Landlord and deliver all keys to Landlord at the place where rent is payable, or as otherwise directed by Landlord. The mere retention of possession thereafter shall constitute a forcible detainer. Landlord shall have the right and license with process of law (and if Tenant abandons the Property, Tenant grants Landlord and Landlord shall have such right and license without process of law) to enter into the Property, to have the Property returned to Landlord as Landlord's former estate and to take possession of the Property and to expel and remove Tenant, and any others who may be occupying or within the Property, and any and all property from the Property, without relinquishing Landlord's right to rent or any other right given to Landlord hereunder or by operation of law. If Tenant abandons the Property and Landlord exercises the right and license to enter without process of law, Landlord may use such force as may be necessary without being deemed in any manner guilty of trespass, eviction, or forcible entry or detainer.

B. Tenant agrees that in the event Tenant fails to vacate the Property upon termination of this Lease or Tenant's right of possession that:

(1) Tenant shall pay as liquidated damages for the entire time that possession is withheld a sum equal to three times the amount of rent herein reserved, pro-rated per day of such withholding, or Landlord's actual damages if same are ascertainable; or

(2) Landlord, at its sole option, may, upon giving Tenant written notice, extend the term of this Lease for a like period of time not to exceed one year at such rent as Landlord has stated prior to said termination date; or

(3) If Landlord fails to notify tenant within 45 days of said termination date of Landlord's election under either (1) or (2), Tenant's continued occupancy shall be for a month-to-month term.

(4) No action or non-action by Landlord except as herein provided shall operate as a waiver of Landlord's right to terminate this Lease or Tenant's right of possession, nor operate to extend the Term hereof.

16. EMINENT DOMAIN (CONDEMNATION): If the whole or any substantial part of the Building is taken or condemned by any competent authority for any public use or purpose, or if any adjacent property or street shall be so condemned or improved in such a manner as to require the use of any part of the building, the term of this Lease shall, at the option of Landlord or the condemning authority, be terminated upon, and not before, the date when possession of the part so taken shall be required to such use or purpose, and Landlord shall be entitled to receive the entire award without apportionment with Tenant. Rent shall be apportioned as of the date of Tenant's vacating as the result of said termination.

17. LANDLORD'S MORTGAGE: This Lease is not to be recorded and is and shall, hereafter, be deemed to be subordinate to any present or future mortgages on the real estate (or any part of it) upon which the Building is situated and to all advances upon the security of such mortgage.

18. LEASE BINDING ON HEIRS: All the covenants and agreements of this Lease shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of Landlord and Tenant, subject to the restrictions set forth in Paragraph 12 hereof, except that where there are only one or two persons named or remaining as Tenants herein, then, in the event of the death of one or both Tenant(s), the surviving Tenant and/or the heirs or legal representatives of the deceased Tenant may terminate this Lease at the end of any calendar month within 120 days of said occurrence by giving Landlord not less than 45 days prior written notice.

19. NOTICE: Except as herein provided, any demand to be made or notice to be served, including those provided by statute, shall be construed to mean notice in writing signed by or on behalf of the party giving same, and served upon the other party (A) in person, or (B) by certified or registered mail, return receipt requested, postage prepaid, at the address herein set forth or at such other address as either party may designate by written notice to the other. Notice by mail shall be deemed given, served and effective at the time deposited into the United States Mail, regardless of when received. Notice served in person on Tenant may be served if left with some person residing in or in possession of the Property above the age of 12 years, and in the event of an apparent abandonment, notice may be served by posting same on the door of the Property in addition to service by mail in accordance herewith. Notices served in person on Landlord may be served on any office employee of Landlord.

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20. RULES AND REGULATIONS: The rules and regulations at the end of this Lease shall be a part of this Lease. Tenant covenants and agrees to keep and observe these rules and regulations. Tenant also covenants and agrees to keep and observe such further reasonable rules and regulations as may later be promulgated by Landlord or Landlord's agent for the necessary, proper and orderly care of the Building (provided such later rules do not material change the terms conditioned in body of this Lease).

21. RESIDENT TO INSURE POSSESSIONS/LIMITATIONS OF LANDLORD LIABILITY: Landlord is not an insurer of Tenant's person or possessions. Tenant agrees that all of Tenant's person and property in the Property or elsewhere in the Building shall be at the risk of Tenant only and that Tenant will carry such insurance as Tenant deems necessary therefor. Tenant further agrees that except for instances of negligence or willful misconduct of Landlord, its agents or employees, Landlord, its agents and employees shall not be liable for any damage to the person or property of Tenant or any other person occupying or visiting the Property or Building, sustained due to the Property or Building or any part thereof or any appurtenances thereof becoming out of repair (as example and not by way of limitation), due to damage caused by water, snow, ice, frost, steam, fire, sewerage, sewer gas or odors; heating, cooling, and ventilating equipment, bursting leaking pipes, faucets, and plumbing fixtures; mechanical breakdown or failure; electrical failure, the misuse or non-operation of observation cameras or devices (if any), master or central television equipment and antennas (if any), cable television equipment (if any) or mailboxes; or due to the happening of any accident in or about the Building; or due to any act or neglect of any other tenant or occupant of the Building or any other person. Further Landlord shall not be liable to Tenant for any damage to the person or property of Tenant sustained due to, arising out of, or caused by, the acts or omissions of any third party whether or not such third party is a tenant of the Building.

22. REMEDIES CUMULATIVE, NON-WAIVER:

A.

(1) All rights and remedies given to Tenant or to Landlord shall be distinct, separate, and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically limited or waived in this Lease;

(2) No waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of a similar or different breach or default;

(3) The payment or acceptance of money after it falls due after knowledge of any breach of this Lease by Landlord or Tenant, or alter the termination in any way of the Term hereof or of Tenant's right of possession hereunder, or after the service of any notice, or alter the commencement of any suit, or alter final judgment for possession of the Property shall not reinstate, continue or extend the Term of this Lease nor affect any such notice, demand or suit or any right hereunder not expressly waived;

(4) No express waiver shall affect any breach other than the breach specified in the express waiver and then only for the time and to the extent therein stated.

B. Tenant's obligation to pay rent during the Term or any extension thereof or any holdover tenancy shall not be waived, released or terminated by the service of any five-day notice, demand for possession, notice of termination of tenancy, institution of any action or forcible detainer, ejectment or for any judgment for possession, or any other act or acts resulting in termination of Tenant's right of possession.

23. TENANT'S REMEDIES: If Landlord:

A. Defaults in its duties to maintain the Property or Building or in its agreements to perform repairs, remodeling, or decorating as set forth in Paragraph 6 and such default is not cured by Landlord within 30 days after written notice from Tenant to Landlord (unless such default involves a hazardous condition or failure to furnish heat, hot water or essential services, which shall be cured forthwith); and provided Landlord's failure to cure is not excused on account of one or more of the defenses set forth in Paragraph 6 (C), in which case Landlord shall notify Tenant of specific facts constituting such excuse within said 30-day period (or in the case of a hazardous condition, or failure to furnish heat, hot water or essential services, within 5 days of Tenant's notice); or

B. Default in the performance of any other covenant or agreement hereof and such default is not cured by Landlord within 10 days after written notice from Tenant to Landlord, Tenant may: treat such event as a breach of this Lease and, in addition to all other rights and remedies provided at law or in equity including without limitation those provided in Chapter 24, Section 11-13-15 of the Illinois Revised Statutes relating to building code violations)

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may, by giving Landlord not less than 10 days prior written notice, terminate this Lease and the Term created hereby by setting forth the date of said termination in the said 10 day notice and vacating on or before said date, with rent paid to said termination date. Prepaid rent and Security Deposit, if any, shall be promptly refunded to Tenant.

24. TENANT WAIVER: Tenant's covenant to pay rent is and shall be independent of each and every other covenant of this Lease. Tenant agrees that Tenant's damages for Landlord's breach shall in no case be deducted from rent nor set off for purposes of determining whether any rent is due in a forcible detainer action brought on the basis of unpaid rent.

25. LANDLORD'S REMEDIES:

A. If Tenant:

(1) Defaults in the payment of any single installment of rent or in the payment of any other sum required to be paid under this lease or under the terms of any other agreement between Tenant and Landlord and such default is not cured within 5 days of written notice; or

(2) Defaults in the performance of any other covenant or agreement hereof, and such default is not cured by Tenant within 10 days after written notice to Tenant from Landlord (unless the default involves a hazardous condition which shall be cured forthwith); Landlord may treat such events as a breach of this Lease and Landlord shall have any one or more of the following described remedies in addition to all other rights and remedies provided at law or in equity;

(a) Landlord may terminate this Lease and the Term hereof, in which event Landlord may forthwith repossess the Property in accordance with Paragraph 15(A) hereof and Tenant agrees to pay to Landlord damages in an amount equal to the amount of rent provided in this Lease to be paid by Tenant for the balance of the Term hereof as set forth in this Lease, less the fair rental value of the Property for said period, and, in addition, any other sum of money and damages owed by Tenant to Landlord;

(b) Landlord may terminate Tenant's right of possession and may repossess the Property in accordance with Paragraph 15(A) hereof without further demand or notice of any kind to Tenant and without such entry and possession terminating this Lease or releasing Tenant in whole or in part from Tenant's obligation to pay rent hereunder for the full Term hereof. Upon and after such entry into possession without termination of this Lease, Landlord may, but need not, relet the Property as Tenant's agent and may, but need not, make repairs, alterations and additions in or to the Property and redecorate, all under the same terms and conditions as set forth in Paragraph 12 hereof. Tenant shall on demand pay to Landlord damages and all of Landlord's expenses of reletting as set forth and described in Paragraph 12 hereof. If the consideration collected by Landlord from any such reletting for Tenant's account is not sufficient to pay the amount provided in the lease to be paid monthly by Tenant together with all such expenses, Tenant shall pay to Landlord, as damages, the amount of each monthly deficiency. Tenant agrees that Landlord may from time to time file suit to recover any such sums falling due under the terms of this Paragraph and that no suit or recovery of any portion due Landlord hereunder shall be a defense to any subsequent action brought for any amount not theretofore reduced to judgment in favor of Landlord except that Landlord shall not be permitted more than one recovery in the aggregate amount so due.

B. Tenant shall pay Landlord all Landlord's costs, expenses and attorney's fees in and about the enforcement of the covenants and agreements of this Lease.

26. OTHER AGREEMENTS:

A. The headings or captions of paragraphs are for identification purposes only and do not limit or construe the contents of the paragraph.

B. Landlord as used herein shall refer to the person, partnership, corporation or trust hereinabove set forth in that capacity. If such person be designated an agent, Landlord shall also refer to and include the principal. Obligations and duties to be performed by Landlord may be performed by Landlord, its agents, employees or independent contractors. Only Landlord or its designated agent may amend or modify this Lease or Landlord's obligations hereunder.

C. All rights and remedies of Landlord under this Lease, or that may be provided by law, may be exercised by Landlord in Landlord's own name individually, or in Landlord's name by Landlord's agent, and all legal proceedings for the enforcement of any such rights or remedies, including distress for rent, forcible detainer, and any other legal or equitable proceedings, may be commenced and prosecuted to final judgment and execution by Landlord in Landlord's own name individually, or by agent of any Landlord which is a principal.

D. Tenant agrees that Landlord may at any time and as often as desired assign or re-assign all of its rights as

Tenant Initials: **NWS**

Landlord under this Lease.

E. The words Landlord and a Tenant as used herein shall be construed to mean plural where necessary and the necessary grammatical changes required to make the provisions hereof apply to corporations or persons, women or men, shall in all cases be assumed as though in each case fully expressed.

F. The obligations of two or more persons designated Tenant in this Lease shall be joint and several. If there be more than one party named as Tenant, other than children in a family, all must execute this Lease and any modification or amendment hereto.

G. Property used herein shall refer to the dwelling unit leased to Tenant.

H. Tenant's occupancy or use of any storeroom, storage area, laundry room or parking space in or about the Building shall be as licensee only and, unless specifically provided otherwise in this Lease, such license is granted without charge to Tenant and may be revoked by Landlord at any time. Tenant understands and agrees that due to the construction, location and use of such storeroom storage area, laundry room or parking spaces, Landlord cannot and shall not be liable for any loss or damage of or to any property placed therein. **Tenant should not store or leave valuable items in such areas.** The termination of this Lease for any reason shall also serve to terminate Tenant's right to use such storeroom, storage area, laundry room or parking spaces.

I. Building as used herein shall include the entire physical structure located at and about the address hereinabove stated, including machinery, equipment and appurtenances which are a part thereof stated, including machinery, equipment and appurtenances which are a part thereof, grounds, recreational areas and facilities, garages and out-buildings, and other Property buildings which form a complex owned and operated as a single entity.

J. The invalidity or unenforceability of any provision hereof shall not affect or impact any other provision.

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RULES AND REGULATIONS

These rules are for the mutual benefit of all tenants. Please cooperate. Violations may cause termination of your Lease.

1. No pets or animals without written consent of Landlord or Landlord's agent (which may be revoked on (10) ten day notice at any time). No animals without leash in any public area of the Building.
2. Passages, public halls, stairways and landings shall not be obstructed or be used for play or for any other purpose than for ingress to and egress from the Building or properties, nor shall any person be permitted to congregate or play in or around the common interior areas of the Building. All personal possessions must be kept in the Property or in other storage areas if provided.
3. All furniture, supplies, goods and packages of every kind shall be delivered through the rear of service entrance stairway.
4. Carriages, velocipedes, bicycles, sleds and the like shall not be allowed in the lobby, public halls or passageways of the Building and are to be stored only in places designated for storage by Landlord.
5. Laundry and drying apparatus shall be used in such a manner and at such times as Landlord may clearly post in such area. Clothes washers and dryers, and dishwashers, unless installed by Landlord, cannot be kept in the Property.
6. All garbage and refuse shall be wrapped in small, tight parcels and placed in garbage container.
7. No sign, signal, illumination, advertisement, notice or any other lettering, or equipment shall be exhibited, inscribed, painted, affixed or exposed on or at any window or on any part of the outside or inside of Property or Building without the prior written consent of Landlord.
8. No awnings or other projections including air conditioners, television or radio antennas or wiring shall be attached to or extend from or beyond the outside walls of the Building.
9. Tenant shall not alter any lock or install a new lock or a knocker or other attachment on any door of the Property without the written consent of Landlord.
10. No waste receptacles, supplies, footwear, umbrellas or other articles shall be placed in the halls, on the staircase landings, nor shall anything be hung or shaken from the windows or placed upon the outside window sills.
11. No noise, music or other sounds shall be permitted at any time in such manner as to disturb or annoy other occupants of the Building.
12. The water closets, basins and other plumbing fixtures shall not be used for any purpose other than for those for which they were designed; no sweepings, rubbish, rags or any other improper articles shall be thrown into them. Any damage resulting from misuse of such facilities shall be paid for by Tenant.
13. There shall be no cooking or baking done in or about the Property except in the kitchen. Cooking on a barbeque or other similar equipment on a porch, terrace, or balcony is expressly forbidden.
14. If Landlord provides television master antenna hookup, only Landlord's authorized agent shall install Tenant's television set to master antenna and Tenant agrees to pay installation cost and annual maintenance fee. Tenant shall permit access to disconnect hookup for nonpayment. Tenant agrees to pay \$50.00 liquidated damages to Landlord's authorized agent for each illegal hookup in Tenant's Property.
15. No furniture filled with a liquid or semi-liquid shall be brought in or used in the Property.

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(a) Landlord cannot and shall not be liable to Tenant or any damage suffered by or to the person or property of Tenant due to improper or inadequate cable television installation reception, (b) Landlord shall have no obligation or responsibility to collect any fee on behalf of any provider of cable television service, and (c) Tenant shall provide access to the Property at all reasonable hours to allow the installation, repair or maintenance of the cable television equipment in the Building of the Property.

On this _____, in consideration of Ten Dollars (\$10.00) and other goods and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by Tenant, Tenant's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above Lease.

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Lease Rider

This Rider is entered into on _____, between:

Tenant signature	Tenant signature	Tenant signature

And Shore Real Estate, LLC, 1102 Foster and is attached to the lease dated _____ in regards to the property located at 1102 Foster Ave, Evanston, IL 60201.

1. Rent Payment

- a. Rent is due on the first of the month. It must be made payable to Shore Real Estate, LLC, 1102 Foster or paid electronically.
- b. **Rent is considered to be past due after the 5th of the month.** If tenant fails to pay the rent in full before the end of the fifth day after it is due, Tenant will pay Landlord a late charge of \$50, plus \$10 for each additional day that the rent remains unpaid. Landlord does not waive the right to insist on payment of in full on the date it is due.
- c. **The rent is considered received on the date of receipt in our office, not the date it is put in the mail.** Please allow five days for the mail. A \$40 fee is charged for checks returned for insufficient funds.
- d. **Rent must be paid in full with one check only. No partial payment of rent will be accepted**
- e. Rent may be paid electronically, by check or money order. Receipts for money order payments will be available to tenants upon request.
- f. If rent checks are returned for insufficient funds, all future payments for the duration of the lease must be paid for by money order.

2. Apartment and Common Area Maintenance

- a. AT NO TIME MAY GARBAGE BE LEFT IN OR AROUND THE COMMON AREAS OF THE BUILDING. THIS INCLUDES ALL STAIR CASES AND LANDINGS (BOTH INTERIOR AND EXTERIOR).
- b. **The tenants will be charged \$50 per incident for any garbage that is left around the building and management is forced to clean up.**
- c. **The tenants will be charged \$125 per incident for any large piles of garbage that are placed for removal and not properly contained and management is forced to place in the garbage containers.**
- d. You are responsible for any damage resulting from leaving windows open, including damage to other parts of the building.
- e. The building insurance provided by the owner does not cover contents of individual unit nor storage lockers. Please arrange to obtain renters' insurance.
- f. During winter months you must close all available storm windows.
- g. **Tenants must maintain a house temperature of no less than 60 degrees F from October to May. Any damage that occurs from heat being turned off will be at the full expense of the Tenant.**
- h. Carpeting may not be attached to the floor by any means without written permission from Landlord.

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- i. No waterbeds are allowed with or without waterbed insurance.
- j. No wallpaper or contact papers are allowed on the walls. All expenses due to removal will be deducted from the security deposit.
- k. No portion of the unit may be altered without written permission from the landlord.
- l. No locks may be changed without the written permission from Landlord or you are subject to a break-in fee and lock replacement fee.
- m. Installation of cable T.V. or additional telephone lines MUST be cleared with Landlord. This includes areas outside of the actual unit.
- n. You are responsible for maintaining smoke and CO2 detectors in unit.
- o. All garbage must be bagged in plastic bags, closed and placed INSIDE the garbage containers. Please do not leave any garbage outside of the containers. Garbage left outside of the containers will not be picked up by the rubbish service. The City of Evanston provides recycling containers, please use them.
- p. You must provide a shower curtain for the purpose of protecting the bathroom area from water exiting the tub **as well as** a curtain to protect the window frame.
- q. Tenants are responsible for proper ventilation of the bathrooms. Tenants will be held financially responsible for any damage caused by water condensation.
- r. Tenants shall be responsible for snow shoveling around cars on carport/driveway.
- s. Management will conduct quarterly inspections of the houses with prior notice to tenants. The general time frame will be the following: Beginning — Mid November, February, June and August.
- t. Tenants are expected to keep the property clean at **all times**, including proper storage of all food and proper disposal of all garbage.
- u. If applicable, furniture will be inventoried at the time of move-in. Any missing or damaged furniture will have a charge assessed at move-out time.
- v. TENANT UNDERSTANDS THAT THE PROPERTY IS BEING LEASED IN "AS-IS" CONDITION. TENANT HAS REVIEWED THE PROPERTY AND ACKNOWLEDGES BY SIGNING THIS LEASE THAT THE LANDLORD HAS MADE NO PROMISE TO PERFORM ANY ADDITIONAL WORK BEYOND WHAT IS STATED HERE IN THIS LEASE.

3. Maintenance Requests and Emergencies

- a. For all maintenance requests please send an e-mail to the address on the cover page please include property address and specific location and nature of the request.
- b. **FOR EMERGENCIES**, please call 773-742-5763
- c. If you are locked out of your unit after business hours, you will be billed \$50 payable at the time of the service.
- d. In the event of a possible gas leak **after business hours**, please call Nicor Gas at their 24 hour emergency number: 1888 Nicor4u (1-888-642-6748).
- e. Tenants may be liable for a \$50 charge should they contact the emergency number for a non-emergency event.
- f. **Please contact our office promptly when you notice a problem in your unit or anywhere in the building. Management does not routinely enter tenant's unit; therefore, we do not know when something needs fixing if you do not contact us.**

4. Vacating Procedures

- a. **You must vacate the property by 12 noon on the last day of your lease.**
- b. All units must be left in "move-in" condition per attached Move Out Cleaning List. Tenant will be charged accordingly if Management is forced to do any repairs or cleaning.
- c. At time of move-out Tenant MUST HIRE A PROFESSIONAL CLEANING SERVICE. Please note that depending on the condition of the house, cleaning might take several days or more. Account for this in your planning. Tenant is responsible for ensuring items on Move Out Cleaning

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List are properly completed.

- d. **All smoke and CO2 detectors must be accounted for. Any missing will be deducted from security deposit. (CO Detector Replacement = \$75.00 and Smoke Detector — \$55.00)**
- e. Tenants are responsible for obtaining final utility readings and payment thereof. The final water bill payment will be deducted from security deposit.
- f. Tenant must remove ALL wall hangings. Any pictures, photos, posters, etc. left on the wall will be removed and disposed of at the Tenant's expense.
- i. In order for new furniture to remain in the property at lease end the following is needed: A complete list of furniture to remain must be provided by current tenants and countersigned by new tenant.
- ii. Any item remaining must have a copy of the list affixed with the specific item highlighted.
- iii. The list must be sent via email to management from vacating and incoming tenant no later than August. 20th.
- iv. Any furniture unlabeled that is left in the house will be removed at the tenant's expense. The removal fee administrative charge will be \$150.00 plus disposal fees.

5. Move-In Procedures

- a. **No tenant may occupy any portion of the unit prior to Lease Commencement Date.**
- b. If a tenant who is on the current lease has sub-let from the previous lease they must box all personal items and remove all wall hangings.
- c. Tenant acknowledges that Landlord takes no responsibility for any damage that may occur to tenant's personal items from work/cleaning during this period.
- d. Prior to lease commencement tenants shall receive: a key code, Tenant Handbook and Walkthrough Checklist. An individual tenant who is on the lease may receive the information for his/her housemates.
 - i. An appointment is required to pick up materials at our office.
 - ii. This information will not be distributed via email or fax.
 - iii. It is understood that the information obtained will be distributed & read by ALL tenants.
- e. Tenant must return Walkthrough Check List to management within 3 days of receiving key code.
 - i. If Walkthrough Check List is not returned to Management Office within 3 days it shall be understood unit is received in satisfactory condition.

6. Pet Policy

- a. No pets are allowed.

7. Wood Floor Information (IF APPLICABLE)

- a. The proper way to clean wood floors is with warm water and Murphy's Oil Soap.
- b. Heavy objects **are not** to be dragged across the wood floors. Doing so may result in damage to the floors and tenants will be charged for any necessary repairs.
- c. Excess water left pooling on the wood floors may result in significant damage to the floors.
- d. Repair and/or replacement of the floors due to water damage will be at the tenants' expense.

8. Sublet Policy

- a. Tenants may sublet their house or any portion thereof at any time, *with Landlord's written approval of each subletter*, a \$70 administrative fee per subletter, and with the following conditions:
 - i. Tenant who signed the lease retains all responsibility for the sub-let. This includes, but is not limited to:

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1. Rent payment
 2. Damage to premises
 3. Cleanliness of unit upon move-out
- b. Tenant is responsible for making sure that unit is left in move-in condition even if tenant is no longer residing in the unit at the termination of the lease.
- c. If Tenant opts to sub-let, Tenant must forward to Landlord postdated rent checks for the period that tenant will be sub-leasing the unit.
- d. Any Tenant who remains in the premises must maintain the single check rent payment policy.
- e. Tenant must forward to Landlord the following information if intended to sub-let
- i. Tenant's permanent address
 - ii. Contact number for the period of sub-letting
 - iii. Name and contact information for sub-letter
- f. **Any tenant who vacates the property without providing contact information for their sub-letter will be subject to a \$500 fine (per subletter), which shall be deducted from the security deposit.**

9. Disturbances/Additional Fees

- a. Any damage to the apartment caused by you or your guests during the course of the lease and repaired by Landlord will be charged to you. You will be presented with a bill for labor, materials, etc. and payment for such bills is expected with the subsequent month's rent.
- b. Tenants will be held financially responsible for any fines resulting from improper and/or negligible conduct from ANY tenant and/or their guests. Fines include but are not limited to the following and are due upon demand:
- **Reimbursement of fines issued to Management from the City of Evanston, the Evanston Police Department, and/or Northwestern University.**
 - **If the police are called to the property due to a disturbance, Management will automatically fine the tenants \$500 for the third occurrence. For each occurrence thereafter, an additional \$250.00 will be added to the total of the previous fine. (For example, 1st occurrence: \$500.00, 2nd occurrence: \$750.00, 3rd occurrence: \$1000.00, etc.)**
- d. *Should the Tenants found to be in violation of a City of Evanston Ordinance at any time during the term of this Lease; Tenants agree to and understand that they will be held responsible for any and all fee or fines imposed on the Landlord by the City of Evanston in the enforcement of the said Ordinance by the City of Evanston or any other governing authority.*
- e. All fees/fines are subject to a \$20.00 late charge if not paid in full upon demand. **Any fees/fines not paid in full within five days from the date of demand may incur an interest rate of the lesser of 20% per month OR the maximum rate permissible by law.**

10. Security Deposit

- a. **Security deposits may at no point be used for rent during the life of the lease.**
- b. Any deductions taken from the security deposit will be charged in equal portions to all lessees regardless of who is deemed personally responsible for the deduction/s.
- c. All tenants, at the time of Lease signing, shall designate a single recipient to receive the entire Security Deposit and applicable interest at the end of the Lease. NOTED BELOW – See “DESIGNATED SECURITY DEPOSIT RECIPIENT” (DSDR)
- Should the address noted for the DSDR change at any time; it is the responsibility of the DSDR to notify Management.
 - It shall be the SOLE responsibility of the DSDR to distribute any funds to any other Tenant on the Lease

Tenant Initials: **NWS**

- Should Tenant wish to change the DSDR they must provide a written statement requesting said change with the signatures of all the Tenants on the Lease.

DESIGNATED SECURITY DEPOSIT RECIPIENT

I, _____ (PRINT NAME), understand and agree that I will be the recipient of the ENTIRE Security Deposit at the end of the Lease for the apartment noted on this Lease Rider and attached Lease. It shall be my responsibility to distribute the Security Deposit and all interest received to my fellow roommates.

I request my refund to be sent to: _____.

I understand that it is my responsibility to contact the Management should this address noted herein change. Should I fail to contact Management, I understand that the Security Deposit and all interest shall be returned to the address noted above.

Designated Security Deposit Recipient

11. Receipt of Lead Paint Disclosure

a. *Lead Warning Statement*

i. *Housing built before 1978 may contain lead based paint. Lead 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, lessor must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessee must receive a federally approved pamphlet on lead poisoning prevention.*

ii. *Lessor's Disclosure (initials)*

1. Presence of lead-based paint and/or lead-based paint hazards: Lessor had no knowledge of lead-based paint and/or lead-paint hazards in the housing.
2. Records and Reports available to the lessor: Lessor had no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

12. Receipt for Ordinances and Lead Paint Warning

- a. I/We hereby acknowledge that as of the date of this Lease Rider we have received a complete copy of the following:
- i. Evanston Landlord-Tenant Ordinance
 - ii. Evanston Fair Housing Information
 - iii. Protect your Family from Lead in Your Home packet

13. Complete List of Fees/Charges

Cleaning Charge	Fee	Damage Charges	Fees
General Cleaning	\$65.00/hour	Wall Repair/Painting	\$300.00 per repair
Locker Cleanout	\$75.00 plus scavenger fees	Repair entire wall	\$300.00 per wall
General rubbish removal	\$100.00 plus scavenger fees	Ceiling Repair/Repainting	\$90.00 per area
Furniture Removal	\$150.00 plus scavenger fees	Damaged wood floors	Per contractor charge
		Repair/Replace of damaged items	\$65.00/hour plus material costs

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			Carpet repair	Per Contractor Charge
			Replace missing CO detector	\$75.00 each
			Replace missing smoke detector	\$55.00 each
Keys	Fees		Admin. Charges	Fees
Apartment Key	\$25.00/key		Insufficient Check Fee	\$50.00
Mailbox or Service Room Key	\$50.00/key		Admin. Fee for move-out repairs	\$100.00
Building key	\$100.00/key			

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**All hourly charges are a minimum of 1 hour*

This is a general list, not all charges apply to all properties

-END OF RIDER TERMS-

Please note that if a tenant is unavailable to sign the lease and all attached riders, it is the responsibility of tenants listed on this form to inform their housemates of all terms and conditions.

Tenant Name	Tenant Signature	Date
Nathan Sowder		04/02/22

Landlord

Tenant Initials: **NWS**

Tenant Information Form

Address of Property: 1102 Foster
Lease Year: 2022-2023

Contact Information for Lessee(s)

Name	Social Security No.	Phone No.	Email Address
Nathan Sowder		7342393744	natesowder2023@u.northwestern.edu

Tenant Initials: NWS

Tenant Parents' Information Form

Address of Property: 1102 Foster
Lease Year: 2022-2023

Contact Information for Lessee(s)

Parents' Name	Parents' Phone Nos.	Parents' Address	Parents' Email Address

Tenant Initials: *NWS*

Move Out Cleaning List

Date:

Property Address: 1102 Foster

This form applies to any and all tenants who are residing in the above-mentioned address. If a tenant is unable to sign this document, it is the responsibility of tenants listed on this form to inform their housemates of any and all items listed below. This form is attached and made a part of the lease between:

and Shore Real Estate, LLC, 1102 Foster dated _____

The apartment must be thoroughly professionally cleaned upon move out. All items below must be addressed.

I. Remove all personal items for all areas of the house.

II. Kitchen

- a. Clean oven inside and out (use oven cleaner or use self-cleaning mechanism if oven has one)
- b. Cabinets must be emptied of all food
- c. Wipe down inside of cabinets and faces
- d. Clean countertops and sinks
- e. Clean entire fridge and freezer inside and out (include door seals)
- f. Mop flooring

III. Bathroom

- a. Remove shower curtain(s) and discard
- b. Clean tub
- c. Clean all tile (Tilex is recommended)
- d. Clean mirror
- e. Clean toilet including all areas, under and behind tank
- f. Wipe down inside of cabinets and faces
- g. Clean countertops and sinks

IV. Remainder of House

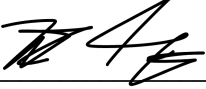
- a. Vacuum all carpeting
- b. Carpeting must be professionally cleaned. We recommend Randall – The Carpet Man 773.617.5737 (receipt must be provided)
- c. Mop all flooring (use Murphy's oil for ALL hardwood)
- d. Wipe down baseboards and molding
- e. Remove all trash and place in dumpsters (Excess trash and large items require special pick-up)

V. Basement/Laundry Area – located at 1103 Emerson (basement)

- a. Remove all soap containers
- b. Remove all miscellaneous items/trash that belong to you
- c. Wipe down machines
- d. Sweep entire area
- e. Remove all items in storage (if applicable)

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Please note deductions will be made from security deposit for any items that are not addressed properly. You are responsible for any damage that occurs to the apartment. The apartment must be fully cleaned and vacated by 12:00 p.m. on the last day of your lease.

	04/02/22
	Date
	Date
	Date
	Date
	Date
Landlord	Date

Tenant Initials: **NWS**