

# RESIDENTIAL LEASE AGREEMENT

This Lease Agreement is entered into on May 1, 2024, between Property Management LLC ("Landlord") and Emma Thompson ("Tenant").

## 1. PROPERTY

Landlord leases to Tenant the residential property located at 123 Oak Street, Apartment 2B, Springfield, IL 62701 ("Premises").

## 2. TERM

The lease term is 12 months, beginning May 1, 2024, and ending April 30, 2025. Tenant has no right to renew without Landlord's written consent.

## 3. RENT

Monthly rent is \$1,800, due on the 1st of each month. Late fees of \$50 apply after the 5th. Security deposit of \$2,700 is required before move-in.

## 4. USE OF PREMISES

Premises shall be used solely as a private residence for Tenant and immediate family. No pets allowed without written permission. No smoking permitted.

## 5. MAINTENANCE AND REPAIRS

Landlord is responsible for major repairs and maintenance. Tenant is responsible for minor repairs under \$100 and must maintain premises in good condition.

## 6. UTILITIES

Tenant is responsible for electricity, gas, internet, and cable. Landlord pays for water, sewer, and trash collection.

## 7. ALTERATIONS

No alterations or improvements may be made without Landlord's written consent. Any unauthorized changes may result in charges and lease termination.

## 8. ENTRY BY LANDLORD

Landlord may enter premises with 24-hour notice for inspections, repairs, or showing to prospective tenants during the last 30 days of lease.

## 9. TERMINATION

Lease may be terminated by Landlord for non-payment of rent, violation of lease terms, or illegal activities. 30-day notice required for non-renewal.

**10. GOVERNING LAW**

This agreement is governed by Illinois state law and local ordinances.

Property Management LLC Tenant

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Robert Davis, Manager Emma Thompson

Date: \_\_\_\_\_ Date: \_\_\_\_\_