

RESIDENTIAL LEASE AGREEMENT (SAMPLE)

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1. Parties

This Residential Lease Agreement ("Agreement") is entered into on January 1, 2026, between Maple Ridge Holdings LLC ("Landlord") and the undersigned tenant ("Tenant").

2. Premises

Landlord leases to Tenant the residential unit located at 482 Elmwood Avenue, Apt 3B, Springfield, IL 62704 (the "Premises").

3. Term

The initial term of this Agreement is twelve (12) months, beginning February 1, 2026 and ending January 31, 2027. Upon expiration, this Agreement shall automatically renew on a month-to-month basis at a rent of \$2,450/month unless either party provides sixty (60) days written notice of non-renewal.

4. Rent

Tenant agrees to pay monthly rent of \$2,150.00, due on the 1st of each month. Rent received after the 5th of the month shall incur a late fee of \$125.00 plus \$25.00 per day until paid in full. A returned-payment fee of \$50.00 will apply to any payment not honored by Tenant's bank.

5. Security Deposit

Tenant shall deposit \$4,300.00 with Landlord as security. Landlord may deduct from the deposit for unpaid rent, damages beyond normal wear and tear, professional cleaning (\$350 flat fee regardless of condition), carpet shampooing, and any administrative costs incurred. Deposit shall be returned within 45 days of move-out.

6. Utilities

Tenant is responsible for electricity, gas, internet, and cable. Landlord shall provide water, sewer, and trash collection. A monthly \$35.00 utility-administration fee will be added to Tenant's rent.

7. Use of Premises

The Premises shall be used solely as a private residence by Tenant and no more than two (2) additional occupants listed on Exhibit A. Overnight guests may not stay more than seven (7) consecutive nights or fourteen (14) nights total per calendar year without written approval and a \$50/night guest fee.

8. Pets

No pets of any kind are permitted without prior written consent and payment of a non-refundable pet fee of \$500 per animal plus \$75/month pet rent. Service animals are accommodated as required by law upon documentation.

9. Smoking

Smoking of any substance, including tobacco, cannabis, and vaping products, is strictly prohibited anywhere on the Premises or common areas. Violation results in immediate termination and a \$1,500 remediation fee.

10. Alterations

Tenant shall make no alterations, paint, install fixtures, or hang items requiring screws/nails greater than 1" without Landlord's written consent. Unauthorized alterations will be charged to Tenant at Landlord's discretion at a minimum of \$250 per occurrence.

11. Maintenance and Repairs

Tenant shall promptly notify Landlord of any needed repairs. Tenant is responsible for the first \$150 of any repair cost and for all costs caused by Tenant's negligence. Landlord reserves the right to enter the Premises with 24 hours notice for inspection, repair, or to show the unit to prospective tenants.

12. Early Termination

Should Tenant break this lease before the end of its term, Tenant shall pay an early-termination fee equal to two (2) months rent plus forfeiture of the security deposit, and remain liable for rent until the unit is re-rented.

13. Default

Failure to pay rent within five (5) days of the due date or violation of any term of this Agreement constitutes default. Landlord may then pursue all remedies available under law including eviction. Tenant shall be liable for Landlord's attorney fees and court costs.

14. Joint and Several Liability

If more than one Tenant signs this Agreement, each shall be jointly and severally liable for all obligations, meaning Landlord may collect the full amount due from any single Tenant.

15. Waiver of Jury Trial

The parties hereby waive any right to a trial by jury in any action arising out of this Agreement.

16. Mandatory Arbitration

Any dispute arising under this Agreement shall be resolved exclusively by binding arbitration in Cook County, Illinois under the rules of the American Arbitration Association. Tenant waives the right to participate in any class action.

17. Indemnification

Tenant agrees to indemnify and hold Landlord harmless from any and all claims, damages, or liabilities arising from Tenant's use of the Premises, including but not limited to injury to guests.

18. Governing Law

This Agreement shall be governed by the laws of the State of Illinois.

19. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements, oral or written.

Landlord Signature / Date Tenant Signature / Date

SAMPLE DOCUMENT — LeaseLens demo. Not legal advice.