

Illinois Residential Lease

Date of Lease: _____

- 1. Identification of Property Manager and Resident:** This Residential Lease (“Lease”) is entered into between _____ (“Resident”) and Property Management IL, LLC D/B/A Cruise Property Management not individually but as Agent of the owner (“Property Manager”). Each Resident and co-signer are jointly and severally liable for the payment of rent and performance of all other terms of this Lease.
- 2. Identification of Premises:** Subject to the terms and conditions in this Lease, Property Manager rents to Resident, and Resident rents from Property Manager, for residential purposes only, the Premises is located at _____ (“the Premises”) with the following furnishings and appliances: _____.
Rental of the Premises also includes: _____.
- 3. Limits on Use and Occupancy:** The Premises are to be used only for Residents listed in “Clause 1.” of this Lease and the following minor children: _____.
Occupancy by guests for more than 2 weeks is prohibited without Property Manager's written consent and will be considered a breach of this Lease.
- 4. Term of the Tenancy:** The term of the rental will begin on _____ and end on _____. (“Lease End Date”). Unless Resident gives Property Manager at least thirty (30) days written notice prior to the Lease End Date of Resident’s intent to vacate, the terms herein regarding holdover shall apply. Property Manager may exercise its right to renew or non-renew the Lease in accordance with applicable law.
- 5. Early Release Fee:** Should Resident desire to move out before the end of the rental term, Resident may pay a one-time fee equivalent to 2 months' rent to end the Lease early and be released from any further rent obligation. Resident must give a 60-day advance notice, pay rent up to the month of departure, pay any unpaid fees or obligations, and return the Premises in pre-move-in condition, except for normal wear and tear.
- 6. Payment of Rent:** Resident will pay to Property Manager a monthly rent of \$_____, animal rent of \$_____, and \$39.95 Resident Benefits Package (RBP,) a total of \$_____ payable in advance on the first day of each month. The preferred method of payment is through the resident portal. For the period from Resident’s move-in date to the end of the month, Resident will pay to Property Manager the prorated monthly rent of \$_____. This amount will be paid on or before the date Resident moves in.
- 7. Late Charges:** If Resident fails to pay the rent in full before the end of the 3rd of the month, Resident will pay Property Manager a late charge of \$50, plus \$20 for each additional day that the rent remains unpaid, not to exceed 20% of the rent. Property Manager does not waive the right to insist on payment of the rent in

full on the due date. All charges or fees required to be paid by Resident under the term of Lease above the rent will be deemed to be additional rent payments. All payments received will be allocated first to unpaid bank charges, then to unpaid late charges, then to unpaid then to unpaid rent. To the extent allowed by prevailing law, any court costs or legal fees incurred by Property Manager to enforce the terms of this Lease or Resident's tenancy will be charged back to Resident as additional rent.

- 8. Returned Check and Other Bank Charges:** If any check or direct deposit payment tendered by Resident to Property Manager in payment of rent or any other amount due under this Lease is returned for lack of sufficient funds, a "stop payment," or any other reasons, Resident will pay Property Manager a returned check charge of \$50, as additional rent.
- 9. Additional Rent and Allocation of Payments:** Any and all charges or fees required to be paid by Resident under the terms of this Lease, over and above the base rent, shall be deemed to be additional rent payments. To the extent allowed by prevailing law, any court costs or legal fees incurred by Lessor and required to enforce the terms of the Lease or tenancy shall be charged back to Resident and considered to be additional rent payments.
- 10. Security Deposit:** Resident will pay to Property Manager \$_____ as a security deposit for any damage caused to the Premises during the term hereof, any unpaid rent, or any other amounts owed under this agreement. Resident may not apply this security deposit to the last month's rent or any other sum due under this Lease. Within 30 days after Resident has vacated the Premises in good and clean condition with no dirt (vacuuming the house, professional carpet cleaning, kitchen sink/appliances/bathtub/toilets cleaning, etc.) reasonable wear and tear excepted, returned keys, paid and closed out all the utilities and provided Property Manager with a forwarding address, Property Manager will give Resident an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Property Manager, if any, along with a check for any balance.
- 11. Condition of Premises:** Resident has examined the Premises prior to accepting same and prior to the execution of this Lease, and Resident is satisfied with the condition of the Premises both cosmetically and functionally, including but not limited to the heating, plumbing, and smoke detectors, and Resident's taking possession of the Premises or renewal of this Lease upon its expiration shall be conclusive evidence of Resident's receipt thereof in good order and repair. No promises as to condition have been made by Property Manager or his agent which are not herein expressed, and no promises to decorate, repair, or modify the Premises, which are not contained herein, have been made by Property Manager or his agent.
- 12. Appliances:** Property Manager will not be liable or responsible for damage arising out of negligent use or operation of the appliances, for the expense of repairing it, or for the loss of any food. If appliances need to be replaced due to no fault of Resident, they will be replaced with similar appliances or appropriate appliances in the surrounding area.

- 13. Photography:** Resident hereby acknowledges Property Manager may take photographs/videos of the property to document the condition of or advertise the property.
- 14. Phone, Internet, or cable service:** Resident is responsible for the installation of additional services, including, but not limited to, telephone, cable, and the Internet. Resident is NOT allowed to install a satellite dish on the Premises.
- 15. Utilities:** Resident is responsible for the setup, payment, continuous services, and cancellation when moving out of all utilities except the following: _____.
Resident must establish accounts with providers for all utilities except those listed above, no later than the Starting Date of this Lease. In case said utility bills are not paid when due, Property Manager shall have the right, but not the obligation, to pay the same, which amounts so paid, together with any shut-off or reinstatement fees, shall constitute additional rent and will be payable with the next installment of monthly rent. Property Manager does not guarantee or warrant that there will be no interruption of utility service. In the event of an interruption of utility service, Resident must contact the utility service provider directly.
- 16. Smoking:** Resident is not allowed to smoke inside the Premises.
- 17. Assignment and Subletting:** Resident will NOT sublet any part of the Premises or assign this Lease.
- 18. Short-Term Subletting, Vacation Rentals, and Shared Housing:** The advertisement and/or rental of the Premises as vacation rental property through Airbnb, VRBO, or a similar website is a material breach of this Lease. Resident is prohibited from operating and/or using the Premises as a vacation rental or as a short-term residential rental. Resident shall be solely responsible for any and all fines, penalties, or other amounts incurred as a result of any breach of this Section and shall indemnify and hold Property Manager harmless from any and all fines, penalties, taxes, costs, and/or other damages sustained as a result of any breach of this Section by Resident. Resident is further prohibited from subleasing, or offering for sublease, less than the entire Premises or entering into any shared housing agreement with a subtenant or other occupant. Any violation of this Section shall constitute a material breach of the Lease and shall constitute grounds for termination of tenancy and/or the Lease, in addition to any other remedies available under the Lease and at law.
- 19. Communication to Resident:** Communication to one or some Residents will be considered communication to all Residents. Resident is responsible for communicating with each other. Resident will furnish Property Manager always with a working telephone number.
- 20. Resident's Maintenance Responsibilities:**
- 1) Keep the Premises, including but not limited to kitchen, appliances, and bath, clean, sanitary, and in good condition. At the termination of this Lease for any reason, Resident shall return the Premises and all fixtures and appliances in as good condition of cleanliness and repair as of the Starting Date of the Lease, normal wear and tear excepted.

- 2) Immediately notify Property Manager of any defects or dangerous conditions, in and about the Premises of which Resident becomes aware.
- 3) Change the furnace filter every 3 months at Resident's expense.
- 4) Reimburse Property Manager, for the cost of any repairs to the Premises damaged by Resident, Resident's guests, or business invitees through accident, misuse, or neglect.
- 5) After 7 days of moving in, Resident is responsible for pests, including bed bugs, vermin, roaches, insects, etc., and any pest control treatments. If desired during the tenancy, Resident can coordinate with Property Manager to have a pest control treatment done and paid by Resident.
- 6) If checked, Resident is responsible for mowing the lawn and shoveling the snow. The grass height can not exceed the limit as defined in local city/municipal ordinances. Resident agrees that any damage done to the lawn during his/her residency must be corrected before move-out, or the cost to return the lawn to the move-in condition will be charged to Resident.

19. Room Temperature: Resident is responsible for keeping the room temperature above 55 degrees at all times. The AC can be set no lower than 70 degrees Fahrenheit.

20. Damages and Negligence: Resident shall be liable for any damage done to the Premises as a result of Resident's direct action, negligence, or failure to inform Property Manager of repairs necessary to prevent damage to the Premises. Resident is responsible for the actions of Resident's household members, guests, invitees, and pets and for any damages caused to the Premises and/or common areas of the building. Unless otherwise prohibited by law, Property Manager may charge to Resident as additional rent, the cost of any fee, charge, or tax that is imposed upon Property Manager during the term of this Lease by any municipality, county, state, or federal agency which is related to Resident's improper or negligent use or occupancy of the Premises, or any other areas reserved for Resident's exclusive use, such as storage or parking spaces.

21. Smoke & Carbon Monoxide Detector: Smoke and carbon monoxide detector(s) in good working order have been provided. They are not to be removed or tampered with. Resident agrees to immediately report any malfunctioning of them. Resident agrees to test all the detectors once a month as follows.

- 1) Alert the people inside the Premises you are going to test the detectors.
- 2) Station someone at the farthest areas of the Premises to make sure that the alarm can be heard.
- 3) Safely reach the button of the detector and push and hold for a few seconds.
- 4) Confirm the loud noise coming out from the detector. If there is no sound or the sound is low, replace the battery immediately. Repeat the above steps. If there is still no sound or the sound is weak, contact Property Manager immediately.

Resident agrees to maintain all the detectors and once a year, carefully vacuum them to remove dust.

Resident is responsible for replacing the old/dead batteries promptly.

22. Lockout: If locked out, Resident agrees to pay \$75 or the actual cost of a locksmith, whichever is higher, to open the door.

23. Repairs and Alterations by Resident

- 1) Except as provided by law, Resident will not make any repairs/alterations to the Premises without the prior written consent of Property Manager. Alterations include but are not limited to, wallpaper, paint, stain, built-in shelves, and changes in flooring, as well as installation of any air conditioning, heating or cooling equipment, dishwashers, clothes washers or dryers, or other appliances. If Property Manager consents in writing to any alterations, Resident shall be solely responsible for the maintenance and repair of such alterations for the duration of the tenancy and Resident shall be responsible for the cost, as additional rent, of any damages caused by the alterations. All such alterations shall become property of Property Manager, unless Property Manager at their sole option requests Resident to remove the alterations. All such removal and work necessary to restore the Premises to its original condition, normal wear and tear excepted, shall be performed by Resident at Resident's sole expense. In the event Resident fails to restore the Premises to its original condition at Property Manager's request, Property Manager shall have the right to remove and restore the same and charge Resident for all associated costs.
- 2) Resident will not alter, rekey, or install any additional locks to the Premises. Resident shall be liable for the entire cost of all key and lock replacements. All keys must be returned when Resident vacates the Premises. Resident will be charged for new locks and keys in the event all keys are not returned.
- 3) Any burglar/security alarm system requires the prior written consent of Property Manager.

22. Renter's Insurance: Property Manager is not an insurer of Resident's personal property, and the Resident is required to obtain renter's insurance covering Resident's property on the Premises and any incidental damages including but not limited to insurance coverage for alternative accommodations costs (i.e. hotel stays, food expenses, AirBNB costs, etc.). In the event Resident fails to obtain renters insurance, Property Manager retains the right to obtain renter's insurance for the Resident and all charges for renter's insurance will be charged to Resident in addition to the Rent, as additional rent. To the extent allowed by prevailing law, Resident hereby releases and indemnifies Property Manager against any and all claims for damage to personal property of Resident in Premises for any reason whatsoever, unless such damage is caused by the willful neglect or willful act of Property Manager.

23. Plumbing: Resident will be held responsible for all costs related to Property Manager's repair or maintenance of any plumbing stoppage or slow-down caused by Resident, whether accidental or purposeful. Resident agrees NOT to place into any drain lines non-approved substances such as but not limited to cooking grease, sanitary napkins, diapers, children's toys, "flushable" wipes, or other similar objects that may cause a stoppage or slow drains. Resident will notify Property Manager of any plumbing leak or slow drainage within 24 hours. Resident will only use a plunger to attempt to fix a slow or stopped drain, and not pour chemicals or other drain cleaners into any stopped or slow drains. Residents agree to pay for clearing the drains of all stoppages and slow-downs except for those which the professional plumber, who is called to clear the stoppage, will attest in writing that the stoppage or slow-down was caused by defective plumbing or tree roots. No reimbursement will be made for charges not pre-approved by management.

24. Water: No water-filled furniture or aquariums are allowed inside the Premises.

- 25. Prohibition Against Violating Laws, Causing Disturbance and Vandalism:** Resident is entitled to quiet enjoyment of the Premises. Resident and guests or invitees will not use the Premises or adjacent areas in such a way as to; (1) violate any law or ordinance, including but not limited to laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other residents or nearby residents. In the event Resident is responsible for vandalism at the Property, it is Resident's sole responsibility to repair and cure such vandalism damages as a result of Resident's actions. Should any fine or penalty result from Resident's violation of any law or ordinance, Resident is responsible for the payment of all fines and interest assessed against the Premises, as additional rent.
- 26. No Hazardous Material:** Resident will not keep any explosives or flammable fluids or material of any kind constituting a fire hazard inside or around the Premises.
- 27. Contact Information:** If maintenance/repair/replacement/inspection is needed, Property Manager may give Resident's contact information to the contractor/inspector/agent to arrange the repair/maintenance/replacement/inspection with Resident, and Resident agrees to coordinate the reasonable time with the contractor/inspector/agent to have the maintenance/repair/replacement/inspection done.
- 28. Application:** This Lease is entered based upon information given by Resident on an application which is incorporated into and made a part of this Lease. Resident covenants that all information contained in the application is true and complete and that this information was given as an inducement for Property Manager to enter into this Lease, and therefore constitutes a material covenant. Resident must advise Property Manager in writing of any changes to any information in the application.
- 29. Non-Liability of Property Manager.** To the extent allowed by state law or local ordinance, Property Manager shall not be liable to Resident for any damage or injury to Resident or Resident's property occasioned by the failure of Property Manager to keep the Premises in repair, and shall not be liable for any injury done or occasioned by wind or by or from any defect of plumbing, electric wiring or of insulation thereof, gas pipes, water pipes, or steam pipes, or from broken stairs, porches, railings or walks, or from the backing up of any sewer pipe or down-spout, or from the bursting, leaking or running of any tank, tub, washstand, water closet or waste pipe, drain, or any other pipe or tank in, upon or about the Premises or the building of which they are a part nor from the escape of steam or hot water from any radiator, it being agreed that said radiators are under the control of Resident, nor for any such damage or injury occasioned by water flooding into any basement area which is a part of the Premises, it being agreed that such basement is not suitable for habitation or storage, nor for any such damage or injury occasioned by water, snow or ice being upon or coming through the roof, skylight, trapdoor, stairs, walks or any other place upon or near the Premises, or otherwise, nor for any such damage or injury done or occasioned by the falling of any fixture, plaster or stucco, nor for any damage or injury arising from any act, omission or negligence of co-tenants or of other persons, occupants of the same building or of adjoining or contiguous buildings or of owners of adjacent or contiguous property, or of Property Manager or Property Manager's agents, all claims for any such damage or injury being hereby expressly waived by Resident.

- 30. Indemnify for Accidents:** Resident agrees that Resident will protect and save and keep Property Manager forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Resident or Resident's guests, household members or invitees and that Resident will at all times protect, indemnify and save and keep harmless Property Manager against and from any and all loss, cost, damage or expense, arising out of or from any accident or other occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless Property Manager against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of any failure of Resident in any respect to comply with and perform all the requirements and provisions of this Lease.
- 31. Missed Appointment Fee:** Resident agrees to pay \$75 if Resident agrees to be at the Premises for a maintenance/repair/replacement/inspection but fails to provide access.
- 32. Property Manager's Right to Access:** Property Manager or its agents and/or Law Enforcement may enter the Premises in the event of an emergency, to make repairs or improvements, or to show the Premises to prospective buyers or Residents. Property Manager may also enter the Premises to conduct a semi-annual inspection to check for safety and/or maintenance problems. Except in cases of an emergency, Property Manager will give Resident 24-hour notice before entering and Property Manager may enter the Premises when Resident is not home
- 33. Extended Absences by Resident:** Resident will notify Property Manager in advance if Resident will be away from the Premises for 10 or more consecutive days. During such absence, Property Manager may enter the Premises at times reasonably necessary to maintain the Premises and inspect for needed repairs.
- 34. Possession of the Premises:** If, after the Lease starting date, Resident fails to take possession of the Premises within 10 days, Resident will still be responsible for paying rent and utilities and complying with all other terms of this Lease. If Property Manager is unable to deliver possession of the Premises to Resident for any reason not within Property Manager's control, including, but not limited to, partial or complete destruction of the Premises, Property Manager or Resident will have the right to terminate this Lease upon proper notice to the other party, as required by law. In such an event, Property Manager's liability to Resident will be limited to the return of all sums previously paid by Resident to Property Manager.
- 35. Termination/Holding Over:** At the termination of the term of this Lease, by lapse of time or otherwise, Resident will yield up immediate possession of the Premises to Property Manager, in good condition and repair, ordinary wear excepted, and will return the keys to Property Manager at the place of payment of rent or at any other reasonable location specified by Property Manager. If Resident retains possession of the Premises or any part thereof after the termination of the term by lapse of time or otherwise, then Property Manager may, at its option, serve written notice upon Resident that such holding over constitutes either (a) renewal of this Lease for another like term, at 120% of the monthly rent amount at the time of termination,

or (b) creation of a month to month tenancy, upon the terms of this Lease except at 120% of the monthly rent amount at the time of termination, or (c) creation of a tenancy at sufferance, at 120% of the monthly rent amount at the time of termination, for the time Resident remains in possession. If no such written notice is served, then a tenancy at sufferance with Monthly Rent as stated in subsection (c) shall have been created. Resident shall also pay to Property Manager all damages sustained by Property Manager resulting from retention of possession by Resident. The provisions of this paragraph shall not constitute a waiver by Property Manager of any right of reentry as hereinafter set forth; nor shall receipt of any rent or any other act in apparent affirmation of tenancy operate as a waiver of the right to terminate this Lease for a breach of any of the covenants herein.

- 36. Abandonment:** Property Manager has the right to determine that the Premises has been abandoned in the following circumstances: Resident has given written notice to Property Manager of Resident's intent not to return to the Premises; OR All persons entitled under this Lease to occupy the Premises have been absent from the Premises for a period of 32 days and rent for that period is unpaid. If the Premises is deemed abandoned, Resident shall be liable for rent due for the term of this Lease, to the extent permissible by law. Resident shall also be liable for reasonable marketing costs incurred by Property Manager in re-renting the Premises. Any goods, vehicles, or other property left on the premise after the termination of the tenancy by any means, including abandonment and eviction, will be considered abandoned and disposed of after seven days, without further notice to Resident Notwithstanding the foregoing, if Property Manager reasonably believes that the property is valueless or of such little value that the cost of storage would exceed the value of the property, or if such property is subject to spoilage, Property Manager may immediately dispose of said property.
- 37. Casualty or Destruction:** In case the Premises shall be rendered untenable by fire, explosion, flood, water damage, or other casualty, this Lease may be terminated by either party as of the date of the casualty. In such an event, Property Manager does not undertake any covenant to repair or restore the Premises to a habitable condition.
- 38. Eminent Domain:** If all or part of the Premises or the property of which the Premises forms a part is condemned, expropriated, or otherwise regulated by any governmental authority in a manner that would prevent lawful occupancy, this Lease shall be terminated.
- 39. Payment of Court Costs and Attorney Fees in a Lawsuit:** In any action or legal proceeding to enforce any part of this Lease, the prevailing party is entitled to reasonable attorney's fees and court costs, to the extent permissible by law.
- 40. Disclosures:** Resident acknowledges that Property Manager has made the following disclosures/provisions regarding the Premises. _____.
- 41. Animals:** Refer to "Animal Policy" attached and incorporated into this Lease as Schedule A.

- 42. The Validity of Each Part:** If any portion of this Lease is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Lease.
- 43. No Rent Reduction or Set Off:** To the extent allowed by law, Resident's covenant to pay rent is and shall be independent of each and every other covenant of this Lease. Resident agrees that any claim by Resident against Property Manager shall not be deducted from rent nor set off against any claim for rent in any action.
- 44. Grounds for Termination of Tenancy:** The failure of Resident or Resident's guests or invitees to comply with any term of this Lease, or the misrepresentation of any material fact on Lease Application, is grounds for termination of the tenancy, with appropriate notice to Residents and procedures as required by law.
- 45. NOTICE:** All Notices shall be in writing and shall be served by one Party to the other Party. Notice to any one of a multiple person Party shall be sufficient Notice to all. Resident agrees that Property Manager may provide notice to Resident by posting notice upon the front door of the Premises and sliding notice under the front door of the Premises, by placing a notice in the mailbox at the Premises, by regular U.S mail, or by electronic means, whether by email, Facebook messenger, or any other technology whereby a document can be attached and delivered to an individual. If mailed to either party, the addresses are as follows:

NOTICE TO RESIDENT(S):

Premises Address Noted on page 1 of this Agreement.

NOTICE TO PROPERTY MANAGER(S):

Cruise Property Management
2566 Heron Dr, Lindenhurst, IL 60046

- 42. Entire Agreement:** This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Property Manager or Resident. Any modifications to this Lease must be in writing and signed by Property Manager and Resident.
- 43. Cosigner Agreement:** Cosigner agrees to be jointly and severally liable with Resident for Resident's obligations arising out of this Lease, including but not limited to unpaid rent, property damage, and cleaning and repair costs. Cosigner further agrees that Property Manager will have no obligation to give notice to Cosigner should Resident fail to abide by the terms of the Lease. Property Manager may demand that the Cosigner perform as promised under this Lease without first using Resident's security deposit.
- 44. Lease Agreement Obligation:** Each Resident is jointly and severally liable for all the Lease agreement obligations. If Resident or any guests or occupant violates the Lease Agreement, all Residents are considered to have violated the Lease Agreement.

Crime Free Lease Addendum

For the rental unit located at: _____ (address)

In consideration of the execution or renewal of a lease of the dwelling unit identified in the Lease, Owner (or Owner's agent or representative) and Resident(s) agree as follows:

1. Resident, any member of the Resident's household, a guest or associate (whether invited or uninvited) of the Resident or member of the Resident's household, or any person in the unit or guest of Resident on a common grounds, shall not:
 - A. Engage in or be involved in any criminal activity or behavior on the property identified in Lease.
 - B. Engage in the unlawful manufacturing, selling, using, storing, keeping, selling, or giving a controlled substance at any location whether in, at, on, or near the property.
 - C. Engage in any act intended to facilitate or that does facilitate criminal activity on the property or common grounds identified in the Lease.
 - D. Cause an unreasonably high number of calls for police service including, but not limited to, noise complaints, barking dog complaints, stray animal complaints, juvenile complaints, or other public complaints.
 - E. Cause an injurious situation that jeopardizes the health and safety of any citizen whether on or near the property identified in the Lease.
2. Resident or any member of Resident's household shall not:
 - A. Engage in or anyway be involved in any criminal activity or behavior within the village limits of _____.
 - B. Engage in any act intended to facilitate or that does facilitate criminal activity in the village limits of _____.
3. Criminal activity for sections 1 and 2 are defined as any behavior or conduct that meets the definition of any village ordinance, or misdemeanor or felony offense as described in Illinois Compiled statutes now or as maybe amended, including but not limited to:
 - A. Disorderly conduct, as defined in 720 ILCS 5/26-1;
 - B. Unlawful use of weapons, as defined in 720 ILCS 5/24-1 et seq.;
 - C. Mob action, as defined in 720 ILCS 5/25-1;
 - D. Discharge of firearm, as defined in 720 ILCS 5/24-1.2 and 5/241.5;
 - E. Gambling, as defined in 720 ILCS 5/28-1;
 - F. Possession, manufacture, or delivery of controlled substances, as defined in 720 ILCS 70/401 et seq.;
 - G. Assault, battery, or offenses related thereto, as defined in 720 ILCS 5/12-1 et seq.;
 - H. Sexual abuse or related offenses, as defined in 720 ILCS 5/12-15 et seq.;
 - I. Public indecency, as defined in 720 ILCS 5/11-9
 - J. Prostitution, as defined in 720 ILCS 5/11-14.;
 - K. Criminal damage to property, as defined in 720 ILCS 5/21-1 et seq.;
 - L. Possession, cultivation, manufacture, or delivery of cannabis, as defined in 720 ILCS 550/1 et seq.; and

M. Illegal consumption or possession of alcohol, as defined in 235 ILCS 5/1 et seq.

N. Criminal street gang activity, as defined by 740 ILCS 147/10.

- 6. VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF THE TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the Lease. Any violation of the above provisions will still be considered a violation regardless of whether or not the Resident could not control the behavior of other occupants of the unit, could not foresee, or did not have knowledge of the violation. It is understood and agreed that a single violation shall be good cause for IMMEDIATE termination of the Lease under the Illinois Compiled Statutes. Unless otherwise provided by law, proof of violation shall not require a criminal conviction BUT SHALL BE BY PREPONDERANCE OF THE EVIDENCE. The preponderance of the evidence can be determined by but is not limited to a police report, police citations, information received from the police department or a police officer, or any observations made by the Property Manager or his agent.
- 7. Resident consents to venue in any justice court precinct with the county wherein the unit is located in the event Owner initiates legal action against the Resident. Resident hereby waives any objection to any venue chosen by the Owner against Resident.
- 8. Resident agrees that service of process of any legal proceeding, including but not limited to, a special detainer or forcible detainer action, or service of any notice to Resident, shall be effective and sufficient for the purpose of providing legal service and conferring personal jurisdiction upon any Illinois court as to any Resident, co-signer, occupant or guarantor, if waived upon any occupant or other person of suitable age and discretion who is present at the premises and residing therein, notwithstanding the fact that a Resident, co-signor occupant or guarantor may reside at a different location other than the property address described in the Lease agreement. This agreement regarding service is in addition to, and not in lieu of, any manner of service authorized under Illinois law or rule. By signing this Lease the undersigned hereby waives any objection to service carried out under the terms of this agreement. This provision shall be effective for any extension, renewal, or modification of the initial case.
- 9. In case of conflict between the provisions of this addendum and any other provisions of the Lease, the provisions of the addendum shall govern.
- 10. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident's Signature

Resident's Signature

Resident's Signature

Cruise Property Management
Agent of the Owner

Property Address & Unit #

Schedule A - Animal Policy

- 1) A one-time \$250 non-refundable animal fee is required. There will be no fees for assistance/emotional support/service animals.
- 2) Residents agree to pay an extra \$25 per month per animal in addition to the regular rent. There will be no fees for assistance/emotional support/service animals.
- 3) Residents agree to go through the pet screening provided by petscreening.com and pay screening fees. There will be no fees for assistance/emotional support/service animals.
- 4) Residents need to show the animal(s) to the Property Manager before the tenancy.
- 5) A maximum total of two animals may be kept.
- 6) The Property Manager is not responsible for the animal(s) injury, illness, death, and/or escaping, even for a property with a fenced-in yard.
- 7) Residents will control their animal(s) while it is inside and outside the house to prevent damage to carpets, floors, woodwork, railing, kitchen cabinets, yard, fence, etc.
- 8) Animal(s) damage will be considered beyond normal wear and tear.
- 9) Residents agree not to leave their animal(s) unattended for unreasonable periods.
- 10) Residents agree that they are solely responsible for the maintenance of the animal(s), and agree to keep their animal(s) under control at all times.
- 11) Residents agree to adhere to local ordinances, including but not limited to leash and licensing requirements.
- 12) Residents agree to clean up after the animal(s) and to dispose of their animal(s) waste properly and quickly.
- 13) Animal(s) with a previous bite history or display vicious or dangerous tendencies are prohibited.
- 14) Residents agree to keep their animal(s) from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Property Manager.
- 15) Any dog that is predominantly Akita, American Staffordshire Terrier (Pit Bull), Chow, Presa Canario, Rottweiler, Sharpei, Wolf Hybrid, Dalmatian, Pit Bull, Rottweiler, Shar-pei, Doberman, Alaskan Malamute, Husky, and/or German Shepherd may not be acceptable. Aggressive, exotic, illegal, dangerous, unusual, non-domesticated, livestock, or vicious animals may not be accepted.
- 16) Residents agree to provide their animal(s) with an ID tag and will wear it at all times while on the premises.
- 17) Residents agree to immediately pay, as additional rent, for any damage, loss, or expense caused by their animal(s)

Name of the animal	Type of the animal	Name of the animal	Type of the animal
_____	_____	_____	_____

THIS IS A LEGALLY BINDING CONTRACT. IF ANY TERMS ARE UNCLEAR TO YOU, SEEK COMPETENT ADVICE BEFORE SIGNING.

Date	Resident	Date	Resident
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Date	Resident
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