

Date of Issue _____ Month Lease: _____, to _____, _____

Charmor Apartments, 107 E. Chalmers, Champaign, IL 61820

Rental Office: 401 E. Chalmers, #123, Champaign, IL 61820

(217) 337-7990 or emergency phone: 217-344-7990

Apt.#:

THIS AGREEMENT between Charmor Apartments, hereinafter referred to as "Landlord", and

- 1. _____
Full (legal) Name Permanent Address Social Security No.
- 2. _____
Full (legal) Name Permanent Address Social Security No.
- 3. _____
Full (legal) Name Permanent Address Social Security No.

Office Use Parking

hereinafter referred to as "Tenant(s)".

A. Tenant(s) agrees to lease a furnished three bedroom apartment from Landlord for the period of _____ 12:00 noon to _____ 12:00 noon, inclusive, for the total sum of \$_____. Tenant(s) further agrees to: post a \$_____ security deposit, pay \$_____ in advance rent, and pay the balance due under this lease in accordance with the following payment schedule:

The first payment, in the amount of \$_____ is due on or before the 1st day of _____.

Monthly Payments of \$_____ are due on or before the 1st of each month, _____ to _____.

Final payment, in the amount of \$_____, is due on or before the 1st day of _____.

B. Landlord agrees to provide housing accommodations for Tenant(s) subject to the following conditions:

- 1. This lease shall not become effective until Tenant(s) has/have returned this lease, signed in duplicate, and until Tenant(s) has/have paid the security deposit and advance rent to Landlord. Tenant(s) acknowledge(s) that apartment assignment is subject to available space, and if no space is available, payment will be refunded by Landlord.
- 2. After payment of the security deposit and advance rent, monthly payments must be paid on or before the first of each month, in accordance with the above payment schedule. Tenants making late payments agree to pay \$15.00 for each payment made up to five days late, plus \$15.00 for each additional week such rent remains unpaid. Tenants agree that such late payment fees shall be considered as, and collected as, additional rent due under this lease.

Each party shall be entitled to recover all costs, including reasonable attorney's fees, incurred in enforcing its rights hereunder.

ALL CHECKS AND MONEY ORDERS ARE TO BE MADE PAYABLE TO Charmor Apartments AND MAILED OR BROUGHT TO THE RENTAL OFFICE, 401 E. CHALMERS, #123, CHAMPAIGN, IL 61820.

- 3. Tenant(s) has/have read and comprehends the Terms and Conditions of lease attached hereto and agrees to fully comply with and abide by these Terms and Conditions.
 - 4. Occupancy of the apartment is limited to the Tenant(s), only. Tenant(s) may not sublease, assign, or in any way permit another person or persons to occupy the apartment without Landlord's written permission. See Section VI of the Terms & Conditions regarding lease assignments.
- C. This lease and its Terms and Conditions shall be binding on both Landlord and Tenant(s) and their respective successors, assigns, representatives, or assignees as of the date it is signed; however, both parties agree that Landlord shall have the right, prior to the commencement of the term of this lease, to cancel this lease and refund any and all deposit monies received if Tenant(s) fail(s) to make prepaid rent and security deposit payments as per agreement and provided herein or if Tenant(s) provide(s) Landlord with materially inaccurate or false information.

IN WITNESS WHEREOF the parties hereto have executed this Agreement this _____ day of _____, A.D., _____.

\$_____ Security Deposit Received _____.
\$_____ Advance Rent Received _____.

Tenant 1

\$_____ Security Deposit Received _____.
\$_____ Advance Rent Received _____.

Tenant 2

\$_____ Security Deposit Received _____.
\$_____ Advance Rent Received _____.

Tenant 3

Parking: A limited number of parking spaces are available by separate contract. Spaces will be allocated to those who request spaces in accordance with Landlord's policy and in the order indicated above by lessees. Spaces Requested: _____

Landlord or Agent