Unit # - Rental Lease / Contract & Property Rules

1105 1st Avenue, Suite 1 / SILVIS, IL 61282 / **309-200-1105**

~~~~~~~~ _____ **Month, Lease Agreement Duration - all items herein are legal and binding!** ~~~~~~~~~

Our rooms are month-2-month and require a minimum 3 month stay, larger units are leased

1. **Rent is due on or before the 1st day of the month**, use drop box on west side of building. **RENT: $ _____ Apt./Unit #: _____**
   Rent pay - Cash, Cashier's Check or Money Orders, payable to **1105 Property or Walnut Ridge (We also use VENMO & Cash-App)**
   {It is illegal to NOT pay your rent on time or as outlined herein. See Illinois Statute Law 735 & 765 ILCS}
2. All rent payments received after the 3rd day of the month at 5pm will have a $75.00 late fee, and $5 per day thereafter. If a 5-day notice is served there will be "Eviction Fees, legal costs and a $75 Filing Fee", also, since 1105 property pays all utilities, ***aside from winter heat***, all power can be shut-off (***see 1105 Utility form)***. Utilities rules are governed by the Illinois Commerce Commission (ICC 280.130).
3. After 5 days' delinquent with rent the unit may be considered abandoned. Communications & Timely rent is 100% tenant's responsibility.
4. All rent & related payments are concurrent – all past due fees must be caught up before you can apply toward any current fees.
5. **All Units are "AS IS"!** We cannot alter; make special arrangements, accommodation or special requests. Tenant must protect 1105 property. Keeping your unit clean is tenant's responsibility. Any alterations to the unit must be pre-approved by management, performed clean & professionally. This includes blinds, accessories, painting, etc. Tenants also clean units, replace light bulbs & keep drains cleared of debris.
6. Tenant must notify management of problems. **Water leaks**, heat issues, and windows, etc. Failure to report a leak is a direct violation of building rules. If in doubt, SHUT OFF utility valves to prevent water waste and call management.
7. If any repairs are beyond our scope of correcting in a reasonable timeframe, tenants may be required to find another place to live. 1105 management will NOT be responsible for any additional fees for this type of arrangement. *(See renters insurance clause at bottom.)*
8. Management reserves the right to do unit SAFETY checks. Pre-notices will be posted. We will always knock before entering!
9. These units are **for tenants only!** Any visitors of tenants causing a disturbance or "disregarding any of these rules herein" will be required to leave the property IMMEDIATELY. (Any time). **Visitors are a privilege, not a right and it's tenants responsibility to inform.**
   - ***Only the person that signed the lease will be allowed to stay on the property. Visitors can affect the tenants staying here. Only the person(s) in this contract can use this address as their primary residence, absolutely no others may use this address for mail!***
   - ***No overnight guests without permission or notifying 1105 management. This unit is designated for ONE person!***
10. **Candles, kerosene, any open flames, hot plates or Space heaters are "NOT" allowed in units,** management must approve any additional heat related items used by tenant. - Microwaves are allowed in the units for cooking. Tenant will be personally and financially liable for damages due to any neglect. There is no cooking between the hours of 10pm and 7am. **Cook carefully!**
11. 1105 is not responsible for providing air conditioning! The space itself, heat, water and utilities will be provided!
12. **IMPORTANT: ALL ELECTRICAL items must be OFF when you're away. Disregarding this item is a violation. Heat should remain on when outside temps are less than 32 degrees only!** Refrigerators can remain on and are $20 more per month for rooms only!
13. **Any damages or problems caused by the direct result of a tenant's "negligence" will be billed immediately and accordingly based on costs incurred. This is not a damage deposit issue and will be handled on each individual occurrence.**
14. Water shut offs may occur during emergency situations; if your water is off leave all water valves in a "closed position". All leaks must be reported immediately, failure to comply will result in tenants paying the difference in utility bills. All water utilities have shut off valves.
    - **Please do not flush heavier items, food, feminine products or similar down our drains, EVER!**
15. **No Pets or Children** are allowed; children can visit but cannot use this as their residence. NO PETS AT ALL! Any visiting children must remain as quiet as possible to avoid disrupting neighbors, no outside playing. We cannot make exceptions due to multiple reasons!
16. Any infestations, bugs, mice or similar must be reported to management. Units are inspected prior to occupancy; cleaning infestations will be the tenant's full responsibility and must be completed immediately and reported to management. *(refer to item 13)*
17. No high traffic visitors, long term stays or overnight visitors without permission of management. Also, there's no sub-leasing of any unit.
18. **All vehicles** must move regularly, be operable, licensed & registered in tenant's name. Only **"ONE"** (*Tenants only!*) vehicle per unit allowed in north parking lot. Any other and/or abandoned vehicles will be towed away at owner's expense. **No visitor parking in the 1105 lot.** Management must be able to clear snow in winter when necessary (Rotation is required). Additional fees may apply as well!
19. No stereos will be allowed if complaints arise, we expect these rooms to always remain quiet. There may be tenants who sleep during the day and others at night. Some work off shifts! **ALWAYS BE RESPECTFUL OF OTHER TENANTS! EXTRA quiet hours are 8pm to 8am. (see city noise ordinances). Upper-level units please be careful on floors (Noise)! In general: Please keep to yourself.**
20. Personal items, such as boxes, bags, or lawn chairs, etc., cannot be left outside. Illinois Fire code requires all hallways and balconies to remain clear! This area is not for storage. No trash, debris or outdoor gri1ls allowed on or near wood decks. "Never" leave hot coals unattended!
21. **There is absolutely no soliciting, no excessive Alcohol, Drugs or Loitering on or around building property or decks**. No outdoor parties, please remain fully clothed in courtyard & public areas, and do not bother other tenants.
22. A 30-day move-out notice is required, when received; we reserve the right to show the units to potential renters anytime during the hours of 8am to 9pm, tenants are expected to clean everything. *(see Move-out Checklist)*
23. No excessive dumping in 1105 dumpsters. YOU MAY "NOT" ALLOW FRIENDS OR FAMILY TO DUMP TRASH HERE! No dumping from a vehicle (or storage units). **No dumping of furniture or mattresses in 1105 dumpsters!**
24. Opening any unit will be $30.00 during hours and $45 after hours. Our office hours are random and generally from 9am to 3pm Monday through Friday. Otherwise, call and leave a message! Or contact a locksmith - Breaking in is a criminal act and will be treated as so.
25. Most units are equipped with phone & cable wiring. Any extra wiring must be approved by management, done professionally and to code.
26. We have **24-hour cloud recorded digital video surveillance** of the entire property for your safety. It's 100% real!
27. 1105 building owner(s) and/or management are **not liable for damage or loss of personal items, any personal injuries** of any kind on these premises. This includes your visitors. All tenants are expected to carry **renters' insurance** for themselves &/or their visitors, use caution and common sense in all weather conditions. If you disagree with this item in any way, you should not live here. **NO EXCEPTIONS!**

Tenants Initials: _____
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VERY IMPORTANT!!! **(Move-Out information & Checklist)**

To receive your deposit return you must have the following requirements 100% complete, our property rules are for everyone's safety:

- All rules in this contract must be always maintained; any violation of these rules may be grounds for eviction and/or loss of your deposit.
  > Security deposits will not be used towards rent – Please Don't Ask. NO EXCEPTIONS!
- A **30-day Verbal or Written Notice** in our office with your forwarding address. (30 days before your exit day)
  While we prefer a written notice, a clear verbal notice can be accepted and will be treated the same and place on-file in our office.
  Any extra days beyond the chosen move out day will be billable at the daily rate listed on the most current contract.
  - A written notice should have all dates noted and the day the unit will be vacant and ready for inspection.
  - We will rate rooms as follows: Minimum **Weekly = $155** | **Daily = $45**. (Subject to change!)
  - We will rate Apt's as follows: Minimum **Weekly = $275** | **Daily = $65**. (Subject to change!)
  - Additional tenants' fees are not listed since we no longer allow that. FEES will however be incurred if violated.
- The unit must be completely cleaned. Any additional cleaning fees will be deducted from deposit if necessary. Any move in issues must be discussed before, not after you move in or vacate the unit. WE DO NOT allow a move-in into an unclean unit.
- A good history or stay at 1105 – No problems are very helpful also. **This includes all rules herein!!!**
- Any fraudulently answered questions on this form or our application can result in a loss of your deposit.
- Ongoing problem guests can also result in a loss of your security deposit. Choose and inform your visitors carefully!
- Any 5-day notice (or eviction) forfeits a deposit automatically.
- Disrespecting any neighboring tenants, this contract or management will be considered and automatic loss of deposit.
- A final walk through with management and **"all keys"** must be turned in! No re-entry after the final walk-through!

Any exceptions must be in writing and honored 100% - Property rules are subject to change, please keep a copy of updates as they will also become part of this agreement. If you are in doubt, please check periodically with management or review the most current contract/rules on our website: www.1105property.com. We keep it current!

Apartments lease terms: This Unit has a ____Month Lease! ***From:*** _____ ***To:*** _____

IMPORTANT: If "all above requirements are met", you will receive your deposit back - A check will be sent to your forwarding address within 30 days.

Again: Rooms are a 3-month minimum stay, apartments require a full lease term.

I HAVE DISCUSSED, READ AND UNDERSTAND THE ABOVE INFORMATION AND CONTRACT RULES. I AGREE TO COMPLY WITH THEM TO THE "FULLEST EXTENT". I AM FULLY RESPONSIBLE FOR MYSELF, THE UNIT AND THE FURNISHINGS WHILE I AM RENTING. IF FOR ANY REASON I DO NOT PAY 1105 OWNER(S) OR MANAGEMENT IN THE SPECIFIED AMOUNT OF RENT IN THE TIME STATED IN THIS CONTRACT and/or ANY PURSUIT OF INSURANCE OR LEGAL CLAIMS, I WILL PAY ALL LEGAL & COLLECTION COSTS. I VOLUNTARILY WAIVE ANY OTHER RIGHTS TO FILE LAWSUITS AGAINST 1105 MANAGEMENT OR OWNERS. ***ALL RULES HEREIN ARE LEGAL AND BINDING!***

Tenant's initials: _____ / Date: _____

…… ***Please print clearly*** ……

Name: _____ Social Security # : _____ ____ _____ Birth Date: ____/_____/_____

Make of Car: _____ License plate #: _____ Color_____ Year _____
Driver's License #: _____ List any additional tenants: _____
_____

Your Current address _____ Current Phone Number: _____

Do you have any medical conditions? _____ If yes, please explain: _____
Emergency Contact: _____ (Family) Emergency Phone: _____
Current Employer: _____City: _____ Employers Phone: _____
Additional Revenues: _____

Signature of primary Tenant: _____ Date: _____
Co-signers please use back or a separate form
Signature of 1105 Management: _____ Date: _____

UNIT _____

→ ***A damage deposit & full rent is required before moving in!***

☐ If on any type of probation: List name of PO with Contact info… _____
Notes: _____ Security Deposit: $ _____
_____ Rent: $ _____
_____ Total: $ _____

Today's Date: _____ Total Payment Received: _____

Keys Furnished: ☐ Unit key ☐ Mail key / **Keys Returned:** ☐ Unit key ☐ Mail key

All rent (Cash or M.O., no checks) may be paid to - **1105 Property or Walnut Ridge** *(drop box on west side of building, or mail)*

We also offer: CASH-APP –or- VENMO for easier faster payments

-rev: 10/26-

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