



Terms and Conditions

Leased Property

1. The Landlord agrees to rent to the Tenant a room in the house, municipally described as 611 W. Columbia Ave. Urbana IL 61801 (the “Chandlery”), for use as residential premises only.
2. Subject to the provisions of the Lease, apart from the Tenant, up to three other persons may live in the Chandlery.
3. No guests of the Tenant may occupy the Chandlery overnight without the prior written consent of the Landlord.
4. Subject to the provisions of the Lease, the Tenant is entitled to the use of parking on or about the Chandlery.

Term

5. The term of the Lease will commence at 07:00am on the agreed move-in date and end at 11:00am on the agreed move-out date.
6. Any notice to terminate the tenancy must comply with the applicable legislation of the State of Illinois (the “Act”).

Rent

7. Subject to the provisions of the Lease, the monthly rent for a room in the Chandlery will cover occupancy for one month of the lease (the “Rent”).
8. The Tenant will pay the Rent 30 days before the first of each month of the term of the Lease to the Landlord by mobile payment or bank transfer service.

Deposit

9. On the Effective Date, the Tenant will pay the Landlord a Security/Cleaning Deposit of USD 500.00 (the “Security Deposit”). The Landlord may apply any portion of the Deposit to cure the Tenant’s Default or breach of the agreement, or to cover operational or maintenance expenses the Landlord would otherwise be required to pay. Within 30 days after the termination or expiration of the agreement, the Landlord shall return to the Tenant any remaining balance of the Security Deposit.

Early termination

10. If the Tenant decides to terminate the agreement before the term of the lease ends, the Tenant will give written notice no less than 30 days prior to the effective termination date. The termination will be effective 30 days from the tenant's written notification to the landlord. Tenants will receive a full refund up to 30 days before the contracted move-in date. After that, the first 30 days of the Rent are non-refundable.

Inspections

11. At all reasonable times during the term of the Lease and any renewal of the Lease, the Landlord and its agents may enter the Chandlery to make inspections or repairs, or to show the Chandlery to prospective tenants or purchasers in compliance with the Act.

Tenant Improvements

12. The Tenant will obtain written permission from the Landlord before doing any of the following:
 - a. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
 - b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Chandlery;
 - c. removing or adding walls, or performing any structural alterations;
 - d. changing the amount of heat or power normally used on the Chandlery as well as installing additional electrical wiring or heating units;
 - e. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Chandlery any placard, notice or sign for advertising or any other purpose; or
 - f. affixing to or erecting upon or near the Chandlery any radio or TV antenna or tower.

Utilities and Other Charges

13. The Landlord is responsible for the payment of the following 'fixed utilities' and other charges in relation to the Chandlery: water/sewer, internet, and garbage collection. The Tenant is responsible for the payment of 'variable utilities' of gas and electricity utilities in relation to the Chandlery. These charges will be divided equally among the Tenants living in the Chandlery and added to the subsequent rent payment.

Insurance

14. The personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.
15. The Tenant is not responsible for insuring the Chandlery for liability insurance, and the Tenant assumes no liability for any such loss.

Attorney Fees

16. In the event that any action is filed in relation to the Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

17. The Lease will be construed in accordance with and exclusively governed by the laws of the State of Illinois.

Severability

18. If there is a conflict between any provision of the Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into the Lease.
19. The invalidity or unenforceability of any provisions of the Lease will not affect the validity or enforceability of any other provision of the Lease. Such other provisions remain in full force and effect.

Amendment of Lease

20. The Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

21. The Tenant will not assign the Lease or sublet or grant any concession or license to use the Chandlery or any part of the Chandlery. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate the Lease.

Damage to Property

22. If the Chandlery should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Chandlery, the Landlord may end the Lease by giving appropriate notice.

Maintenance

23. The Tenant will, at its sole expense, keep and maintain the Chandlery and appurtenances in good and sanitary condition and repair during the term of the Lease and any renewal of the Lease.
24. Where the Chandlery has its own garden or grass area which is for the exclusive use of the Tenant and its guests, the Tenants will maintain the garden area in a reasonable condition. For the course of the Lease, the Landlord will cover costs of grass cutting once every other week or as needed.

Care and Use of Property

25. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Chandlery or to any furnishings supplied by the Landlord.
26. The Tenant will not engage in any illegal trade or activity on or about the Chandlery.
27. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
28. If the Tenant is absent from the Chandlery and the Chandlery is unoccupied for a period of 14 consecutive days or longer, the Tenant will notify the Landlord in advance.
29. At the expiration of the term of the Lease, the Tenant will quit and surrender the Chandlery in as good a state and condition as they were at the commencement of the Lease, reasonable use and wear and tear excepted.

House Rules

- a. Cleaning expectations: It is important that all housemates help keep all the common areas clean. Tenants must wash their dishes after each use and contribute to cleaning common spaces.
- b. Trash: Tenants shall deposit all trash into the dark green trash bin outside of the home. They will deposit all recycling in the dark green recycling bin outside the home. Tenants will wheel the green bin to the front of the house on Sunday night for pickup by the trash collector on Monday morning.
- c. Quiet times: Tenants respect other housemates and keep the noise level low, especially at very early (before 7am) or late (after 10pm) hours. Tenants should consider using headphones whenever possible.
- d. Laundry: The washer and dryer are free for the tenants use. Tenants will supply their own detergent and empty the lint trap of the dryer after each use.
- e. Kitchen: Tenants may use the shared fridge and other kitchen space.
- f. Energy usage: The heating and air-conditioning is typically set to an agreed temperature. Changes will be agreed on by the consent of all tenants.
- g. Guest policy: Tenants will be respectful of other housemates when inviting guests to spend time at the house. Guests are not permitted in the house between 11pm and 8am without approval and consent of all other tenants. Guests may not be in the house if their host is not present.

General Provisions

30. All monetary amounts stated or referred to in the Lease are based in the United States dollar.
31. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of the Lease will not operate as a waiver of the Landlord's rights under the Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
32. The Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of the Lease.
33. All sums payable by the Tenant to the Landlord pursuant to any provision of the Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
34. Where there is more than one Tenant executing the Lease, all Tenants are severally liable for omissions and liabilities pursuant to the Lease.
35. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.