

**CHICAGO APARTMENT LEASE
LEASE RIDER - «Property_name»**

- Rent is due on the 1st of the month. There will be a \$10.00 late fee plus 5% of the amount by which the Monthly Rent exceeds \$500.00, as additional rent, if received after the 5th of the month for which it is due. If late fee is not included with the rent payment, rent is considered not paid. **LATE FEE = «LATE_FEE»**
- MONTHLY RENT MUST BE PAID ONLINE THRU TENANT PORTAL [HTTP://NAKED---APARTMENTS.MANAGEBUILDING.COM](http://NAKED---APARTMENTS.MANAGEBUILDING.COM)
- 1st month's rent and/or security deposit is due at lease signing.
- SECURITY DEPOSIT MUST BE MADE PAYABLE TO "NRPC SEC DEP ACCT #1800008540". NON---REFUNDABLE MOVE IN FEE MUST BE PAID IN THE FORM OF CASHIERS CHECK OR MONEY ORDER. THE ADDRESS OF THE BUILDING AND THE UNIT NUMBER MUST BE WRITTEN IN THE MEMO LINE. KEYS TO THE UNIT WILL NOT BE ISSUED IF THE ABOVE PROCEDURE IS NOT FOLLOWED.
- Tenants are responsible for all bulbs, filters and batteries working upon move out. Replacement of items will result in \$10 charge per item.
- There will be a \$50.00 service fee assessed for any NSF returned check. If any NSF checks are returned to the Lessor, all subsequent payments must be made in the form of cashier's check or money order.
- If tenant[s] does not pay last month's rent, tenant admits/acknowledges guilt and a lien will be placed against tenant in the amount of «RENTLATE_FEE» [one month's rent + late fees].
- If tenant does not pay late fees and/or NSF fees incurred during the tenancy, the unpaid fees will be subtracted from the tenant's security deposit.
- There will be a \$200 holdover fee, plus costs per day, for the days that the tenant is in the apartment beyond the lease expiration date.
- There is a \$50 key replacement fee.
- OPEN DOOR POLICY: If tenant locks themselves out of apartment: \$150 minimum fee to open door M---F 9am---5pm; \$250 minimum fee to open door M---F 5pm---9am, Sat & Sun. THIS IS SUBJECT TO AVAILABILITY OF LANDLORD/BUILDING MANAGER. If neither is available, tenant[s] are to call Amazing Lock Service [see next bullet point].
- AMAZING LOCK SERVICE: 773.935.8900: must be used for any/all lock service needs. They have 24---hour service and are familiar with our buildings. **TENANT[S] MUST INITIAL HERE**
- Tenants are not permitted to paint apartment. If tenant[s] paint unit anyway and do not satisfactorily return the walls to the original color [Benjamin Moore Linen White] at the end of lease, tenant[s] admit/acknowledges guilt and \$1000.00 will be deducted from the security deposit and will be subject to a \$1000.00 lien filed against tenant[s].
- There is a \$300 minimum charge if ANY additional cleaning is required upon move out.
- Do not over load the washing machines; no washing of blankets, comforters, jackets or anything that may overload the machine. Repair and replacement costs incurred by damage caused to the washing machine due to overloading will be some of the responsibility of the tenant.
- No smoking in unit or in building.
- No pets without written permission of Lessor.
- Any/all pet[s] that have been allowed to reside in the apartment may be asked to be immediately removed from the apartment if they are deemed to be a nuisance at the sole discretion of the landlord. Upon receiving written notice from the landlord to remove the pet[s], said pet must be permanently removed from the apartment and the property. If pet[s] are not removed from the apartment within 24 hours of receiving written notice, a \$50.00 per day fee [holdover pet fee] will be charged and due with the rent at the subsequent rent payment. [see bullet point #6]
- All light bulbs
- There is a two pet maximum per unit. Each pet must be 50 lbs or less. There is a non---refundable \$200.00 pet fee per pet. If pet[s] become a nuisance, they must be permanently removed from the apartment and the property [without return of the pet fee]. No aggressive breeds allowed [including but not limited to Pit---bulls, Rottweiler, Doberman Pincers & German Shepherds].
- PESTS/BED BUGS: Tenant[s] has/have inspected the premises and have had the opportunity to have the Premises professionally inspected and agree that there are no pests or infestation [including bed bugs] in the premises. Tenant[s] agree[s] to be personally responsible for any pests or infestation discovered subsequent to the lease execution. Failure of the tenant[s] to timely cure any problem with pests or infestation, or failure of Tenant[s] to cooperate with any pest or infestation removal or extermination shall be treated as a breach of the lease agreement.
- Tenant[s] are strongly encouraged to obtain Renter's Insurance. «Property_name» liability insurance DOES NOT cover personal property of tenant.
- Tenant[s] are strongly encouraged to use the alarm provided in the unit regularly.
- If tenant's apartment includes a separate storage space, the Lessor provides the space but has no responsibility/liability whatsoever to the possessions of the Tenant[s] store there; including but not limited to theft or damage.
- Any/all maintenance requests should be submitted through the online tenant portal <http://naked---apartments.managebuilding.com>
- All EMERGENCY REPAIRS [i.e. water, HVAC, leaks, appliances, etc.] should be reported immediately by calling 773.322.0608.
- Tenants are fully responsible for any/all costs incurred from repairing damages to any fixtures in the apartment resulting from tenants' negligence. Repair bills will be forwarded ASAP and payment for said bills will be due upon receipt. If payment is not received by the next rent cycle, rent will be considered late and late fees will be applied.
- Each unit is supplied with either a fire extinguisher or fire extinguishing spray. If the fire extinguisher or fire extinguishing spray is used, the tenant[s] must notify «Property_name» ASAP. If the fire extinguisher or fire extinguishing spray is used for any other reason other than to put out a fire, the tenants assumes responsibility for the cost of a replacement unit. Additionally, if the unit is used and the use is not reported immediately [within 48 hours], the tenant assumes responsibility for the cost of a replacement unit.
- Tenants are responsible for the monthly maintenance of Smoke/Carbon Dioxide detectors.
- Tenants are responsible for monthly maintenance/cleaning of furnace filter. If furnace does not function properly due to negligence of the tenant[s] [i.e. not changing the furnace filter monthly], tenant[s] is responsible for the costs to have the unit repaired [minimum \$80.00].

- Tenants are not to flush ANYTHING other than toilet paper down the toilet[s]. Tenant will be responsible for plumbing fees if clog is found to contain or be caused by any item other than toilet paper. Cost of \$50.00 to plunge toilet/drain; cost of \$150.00 to rout toilet/drain.

