CertRent

Chicago Residential Lease Agreement — Free

RESIDENTIAL LEASE AGREEMENT (City of Chicago / State of Illinois)

This Residential Lease Agreement ("Lease") is made on [Date] between:

Landlord: [Landlord name], [Landlord address] ("Landlord")
Tenant(s): [Tenant name(s)] ("Tenant")

1. PREMISES. Landlord leases to Tenant the residential premises at [Rental address, unit], Chicago, IL [ZIP] ("Premises"), for residential use only.

2. TERM. The lease term begins on [Start date] and ends on [End date], unless renewed or ended as allowed by law.

3. RENT. Tenant shall pay rent of $[Monthly rent] per month, due on the [e.g., 1st] of each month, payable to [Payee] at [Payment method or address].

4. RLTO COVERAGE. [ ] This unit IS covered by the Chicago Residential Landlord and Tenant Ordinance (RLTO), Municipal Code of Chicago Ch. 5-12. [ ] This unit is NOT covered (e.g., owner-occupied building with 6 units or fewer, MCC § 5-12-020(a)) — confirm status before relying on this box.

5. SECURITY DEPOSIT. Tenant shall pay a security deposit of $[Security deposit]. If this unit is RLTO-covered: the deposit will be held in a federally insured, Illinois-located interest-bearing account (MCC § 5-12-080(a)(1)); Landlord will give Tenant a written receipt naming the bank; Landlord will pay Tenant interest on the deposit for each 12-month period held, at the rate the City Comptroller publishes annually (confirm the current year's rate; it was published as 0.01% for calendar year 2026); before any deduction for damage, Landlord will provide an itemized statement within 30 days of Tenant vacating (per the city's published RLTO security-deposit guidance); errors in the interest calculation or itemization can expose Landlord to statutory damages of two times the deposit plus Tenant's attorney's fees under the RLTO's fee-shifting rule — confirm current penalty language before relying on a specific figure.

6. UTILITIES. Tenant is responsible for: [Utilities paid by tenant, e.g., electric, gas]. Landlord is responsible for: [Utilities paid by landlord, e.g., water, trash].

7. OCCUPANTS. The Premises shall be occupied only by: [Names of all occupants].

8. PETS. Pets are: [allowed or not allowed; if allowed, list any conditions].

9. HEAT ORDINANCE. From September 15 through June 1, the City of Chicago's heat ordinance requires the indoor temperature to be maintained at no less than 68°F from 8:30 a.m. to 10:30 p.m. and no less than 66°F from 10:30 p.m. to 8:30 a.m., where Landlord controls the heat. Landlord who supplies heat is responsible for: [heating arrangement]. Confirm current temperature and date requirements before relying on these figures, as enforcement rules can be updated.

10. REPAIRS AND HABITABILITY. If this unit is RLTO-covered, Landlord's and Tenant's repair-related rights and remedies are governed by MCC § 5-12-110, including notice-and-repair-and-deduct rights for minor defects and faster remedies (including a right to withhold rent) for a loss of an essential service (heat, water, electricity, gas, plumbing). If this unit is not RLTO-covered, Illinois general landlord-tenant law applies instead.

11. RLTO SUMMARY (MCC § 5-12-170). If this unit is RLTO-covered, Landlord must attach the City of Chicago's current official RLTO Summary (available from the Department of Housing in English and Spanish) to this Lease and to every renewal offer. [ ] Attached.

12. NOTICE FOR NONPAYMENT OF RENT. Before filing an eviction case for unpaid rent, Illinois law (735 ILCS 5/9-209) requires Landlord to first serve a written demand giving Tenant at least 5 days to pay.

13. TERMINATION / RENEWAL NOTICE. If this unit is RLTO-covered and Landlord intends to end a periodic tenancy, decline to renew, or raise the rent, confirm the current RLTO advance-notice requirements (commonly described as scaling with how long the tenancy has run) before acting — these are the kind of city-set timing rules worth verifying against the current ordinance text.

14. RENT CONTROL DISCLOSURE. Illinois' Rent Control Preemption Act (50 ILCS 825) bars local governments, including Chicago, from enacting rent control — this Lease's rent terms are not subject to a municipal rent-control ordinance.

15. GOVERNING LAW. This Lease is governed by the laws of the State of Illinois and, where applicable, the Municipal Code of Chicago. If any part is unenforceable, the rest remains in effect.

The parties agree to the terms above.

Landlord: _____ Date: _____

[Landlord name]

Tenant: _____ Date: _____

[Tenant name(s)]