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# RENTAL AGREEMENT

## PARTIES

This Rental Agreement ("Agreement") is made between Nicole R. Thome of Dolan Property Rentals ("Landlord") located at 945 Cherry Camp Road, Burr Ridge, Illinois 60527 and Veronica J. Melcher ("Tenant").

## RENT TERM

The Landlord hereby agrees renting the Property located at 2183 Formula Lane, Burr Ridge, Illinois 60527 to the Tenant according to the terms and conditions set forth herein.

The Agreement shall be effective as of October 11, 2021 and shall terminate one year starting on the effective date.

## TERMS AND CONDITIONS

### I. SECURITY DEPOSIT.

The Tenant shall pay the amount of \$3,540.00 to the Landlord on the effective date as security deposit and one month advance rental pay for the faithful performance of the terms and conditions herein.

### II. MONTHLY RENT.

The Tenant shall pay the monthly rent of \$1,770.00 to the Landlord, inclusive of sales tax on the last day of the month for each succeeding month.

### III. EARLY TERMINATION.

The Tenant will have the right to terminate this Agreement prior to the termination date and with prior notice.

### IV. PROPERTY USE.

The Property shall only be used for residential purposes as stated in this Agreement.

TEMPLATE.NET

## California Commercial Lease Agreement

This Commercial Lease Agreement ("Lease") is made and effective \_\_\_\_\_, by and between \_\_\_\_\_ ("Landlord") and \_\_\_\_\_ ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as \_\_\_\_\_ and legally described as follows (the "Building"):

\_\_\_\_\_  
[Legal Description of Building]

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

### 1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning \_\_\_\_\_ and ending \_\_\_\_\_. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

### 2. Rental.

A. Tenant shall pay to Landlord during the initial Term rental of \$ \_\_\_\_\_ per year, payable in installments of \$ \_\_\_\_\_ per month. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at \_\_\_\_\_ or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

### 3. Use.

Notwithstanding the foregoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

### 4. Sublease and Assignment.

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

### Agreement to Rent

This Agreement is made and entered into between \_\_\_\_\_ hereinafter "Owner" and (names of all Residents and names and ages of children to reside on the premises):

Resident \_\_\_\_\_ (Age) \_\_\_\_\_ Resident \_\_\_\_\_ (Age) \_\_\_\_\_  
Resident \_\_\_\_\_ (Age) \_\_\_\_\_ Resident \_\_\_\_\_ (Age) \_\_\_\_\_  
Resident \_\_\_\_\_ (Age) \_\_\_\_\_ Resident \_\_\_\_\_ (Age) \_\_\_\_\_

What does the word resident mean according to the agreement will be stated here like resident can be used for singular or plurals.

**Owner and Resident mutually agree as follows:**

**1. TERM.** Continue your terms and conditions for the agreement to lease or rent agreement. Here in this heading state from what date this agreement will become valid. Continue your terms and conditions for the agreement to lease or rent agreement. Here in this heading state from what date this agreement will become valid.

- Continue your terms and conditions for the agreement to lease or rent agreement. Here in this heading state from what date this agreement will become valid.
- Continue your terms and conditions for the agreement to lease or rent agreement. Here in this heading state from what date this agreement will become valid.

**2. RENT.** Clearly mention what amount has been agreed between the parties to pay as rent. Write this amount in \$ \_\_\_\_\_ and date of payment. Also write how the payment will be made each month. Clearly mention what amount has been agreed between the parties to pay as rent. Write this amount in \$ \_\_\_\_\_ and date of payment. Also write how the payment will be made each month.

**3. SECURITY DEPOSIT.** Some security payment is to be paid by the person who wants to get some property on rent so make clear statement about the security deposit. How this amount will be paid and on what date? The amount of \$ \_\_\_\_\_ will be charged as security deposit. What are the terms and conditions for repayment of this security deposit at the time of leaving the property or ending the agreement? What amount will be settled against damages to the property etc?

**4. UTILITIES.** Mention for what utilities the resident will have to pay and what portion of bill to each if each resident will pay the amount in parts.

**5. OCCUPANCY.** Mention how many people will use the property as residents. Write number of residents here.

**6. LATE CHARGE / RETURNED CHECKS.** What will be charges charged in case of late payments of in case of returned checks. State the amount of charges here and additional terms if agreed.

**7. ACCEPTANCE OF PREMISES.** Clearly state that the resident have inspected the whole property and accepted that all property is in condition what was told to him so that he may not try to escape from damages he cause to property. This clause is essential in rent agreement.

#### Rental Agreement and Lease

This rental agreement is made between:

\_\_\_\_\_ (Landlord) and

\_\_\_\_\_ (Tenant)

For the property on:

\_\_\_\_\_ (Address)

\_\_\_\_\_ (City, State and zip code)

The lease is for one year starting on January 1, 2009 and is automatically renewed for the amount of \$400.00 a month, payable on the first.

\_\_\_\_\_ (Tenant) is responsible for the Electric, Gas and Telephone.

Snow removal, trash, and lawn care are provided by the Landlord.

\_\_\_\_\_ (Tenant) is responsible for insuring her personal property.

\_\_\_\_\_ (Tenant) agrees to use the premises for residential purposes only and not for illegal, immoral or hazardous purposes.

\_\_\_\_\_ (Tenant) may have/may not have animals, for an additional deposit of \$ \_\_\_\_\_.

\_\_\_\_\_  
(Tenant) (Date) (Phone)

\_\_\_\_\_  
(Landlord) (Date) (Phone)

\_\_\_\_\_  
(Landlord) (Date) (Phone)

# Residential Lease Agreement

**THIS LEASE AGREEMENT** (hereinafter referred to as the "Agreement") made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ (hereinafter referred to as "Landlord") and \_\_\_\_\_ (hereinafter referred to as "Tenant").

## WITNESSETH:

**WHEREAS**, Landlord is the fee owner of certain real property being, lying and situated in \_\_\_\_\_ County, Illinois, such real property having a street address of \_\_\_\_\_ (hereinafter referred to as the "Premises").

**WHEREAS**, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

**WHEREAS**, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

**NOW, THEREFORE**, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- 1. TERM.** Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of \_\_\_\_\_ [months or years], such term beginning on \_\_\_\_\_ and ending at 11:59 PM on \_\_\_\_\_.

## Commercial rent agreement template

Commercial rent agreement template uk. Commercial rent reduction agreement template. Commercial rent deferral agreement template. How to write a rental agreement contract. Free commercial rent agreement template. Rent agreement for commercial use. How do i write a rental agreement for a shop. Rent agreement format for commercial purpose.

A commercial lease agreement is a binding contract between a landlord and a tenant for the rental of a property specifically for business purposes like office, retail, commercial or industrial space. This will contain the terms and conditions of the lease including the rent, term, penalties and allowed uses of the property. Commercial Lease Agreements by State Types of Commercial Lease Agreements A commercial lease agreement allows the lessee to use the lessor's property for commercial activity. The lease serves as a guideline for the date rent is due, the duration of the occupancy, and specific provisions that are required by law or agreed to by both parties. As there are no standard templates for writing a commercial lease, the terms of the lease will be unique. There are several types of commercial lease structures available for business tenancies. The characteristics that differentiate (and categorize) these leases are based on their method of payment, gross or net. Commercial lease agreements include: Gross Lease (Full-Service Lease) A Gross Lease, or a Full-Service Lease is a commercial lease structure for lessees who want an all-inclusive lease agreement. The Gross Lease covers rent, operating costs, taxes, insurances, and utilities, through a single payment. The landlord pays for all expenses by charging the tenant a flat fee. This type of lease is most tenant friendly as there are no hidden costs, and the tenant can forecast their monthly and annual lease payments. Modified Gross Lease A Modified Gross Lease is a lease structure where the tenant pays their base rent plus an additional portion of the operating costs. In a Modified Gross Lease, the operating costs are both the landlord's and tenant's responsibilities, and these terms are negotiable and defined in the lease. A Modified Gross Lease is used when there is a common area shared between different businesses. Furthermore, a Modified Gross Lease will most likely have an expense stop. This means that the landlord will cover the expense until a certain amount is reached and then it will be the tenant's responsibility to pay for the remainder of that expense. Net Lease A Net Lease is where the tenant typically pays a base rent and the operating costs. Operating costs can include insurance, utilities, maintenance, taxes, etc. In a net lease, the tenant pays a lower price point for rent and shall assume responsibility for some or all of the property's operating expenses. There are four types of Net Leases: Single Net Lease. The tenant pays for the base rent plus property taxes. The landlord is responsible for operating expenses, repairs, and insurance premiums. This is one of the least common commercial lease structures used but a landlord may prefer this to make sure that property taxes are paid on time. Double Net Lease. In this type of lease, a tenant is responsible for the base rent, insurance premiums and property taxes. The landlord typically pays for operating expenses, maintenance and structural repairs. Sometimes, a double net lease is called a "net-net" or "NN" lease. This type of lease structure is often used for multi-tenant buildings. Triple Net Lease. A tenant typically pays for the base rent, taxes, insurance premiums utilities and maintenance. A triple net lease is otherwise known as a "NNN" lease. This means that while the base rent is lower for the tenant, the tenant is also responsible for the monthly costs associated with maintaining the property. These expenses are added to the base rent monthly. Triple net leases are the most landlord-friendly and are used with large, single business spaces. Absolute Lease. The tenant pays for the base rent, major repairs and expenses (i.e., insurance premiums, tax, utilities, etc.). Percentage Lease A percentage lease is when a lessee pays a base rent (minimum rent) plus a percentage of the business's gross income for the total rent payment. The landlord usually pays for property taxes, insurance premiums and maintenance. The percentage is negotiated between lessee and lessor and is clearly stated in the lease agreement. Restaurants and retail stores commonly use a percentage lease and pay around 5%-10%. Commercial Lease Agreements by Property Type A commercial lease agreement should be executed when a business owner wants to use a property to conduct business. Cost is generally priced per square foot, and this can include rentable square footage (which includes common areas) or usable square footage (space exclusively used for the business). Zoning and licensing authorities may divide commercial properties based on the business conducted on the property. Check with your local chamber of commerce or search online for zoning regulations using your zip code. Commercial properties can be separated into types based on their purposes such as office, industrial, multifamily, hotel and hospitality, land, retail, mixed use, and special purpose. There are many types of commercial spaces to fit different business needs, let's take a closer look: Lease Agreements for Office Space Lease agreements for office space are used for non-retail use and are classified as low, mid, or high-rise properties and are based on the number of stories the building has. These properties are grouped into one of three classes Class A, Class B, and Class C. These classifications can be entirely relative to the context of the property's location, age, and surrounding market. Here is more information on office space leases: Type of Lease Agreement. Popular types of lease agreements used for office spaces include: a Gross Lease, a Modified Gross Lease or a Net Lease (Double Net Lease or Triple Net Lease). Common Leasing Terms to Negotiate or Include. CAM clause, Relocation clause, and Personal Guarantee Clause. Automatically Lease Renew. Not typically. Typical Length of Lease. The leasing term varies, and it can be from 6 months to a year or more. Lease Agreements for Restaurants/Retail Stores Retail properties include shopping centers, restaurants, and individually owned shops. The larger the property, the more likely there will be multiple tenants renting space for their business. The most common types of retail properties include shopping centers, community retail centers, power centers and mixed use. Below is more information on restaurant/retail leases: Type of Lease Agreement. Popular types of lease agreements used for restaurants/retail stores include: a Modified Gross Lease, Percentage Lease or a Net Lease (Double Net Lease or Triple Net Lease). Common Leasing Terms to Negotiate or Include. Competitor clause/Exclusivity clause, Insurance clause, Renovations/Repair clause. Restaurants might want to include a termination clause if permits/licenses can't be obtained within the contingency period. Automatic Lease Renewal. Usually. Typical Length of Lease. The length of the lease depends on many factors; however, a typical restaurant/retail lease is approximately 3-10 years. Lease Agreements for Multifamily Properties Multifamily properties can serve as a residence, however, the general purpose of the property type is for investment. The multifamily classes include anything from a duplex up to a high-rise apartment building. Smaller properties are commonly purchased by new investors looking to make a profit on the property (by renting it out). Larger properties such as mid-and high-rise apartments and found in larger markets and are managed by sizable groups. Let's take a look at the breakdown of lease agreements for multifamily properties: Type of Lease Agreement. In most cases, a Gross Lease will be used. Common Leasing Terms to Negotiate or Include. Lease renewal, Pet Policy, Alterations/Maintenance, and Subletting. Automatic Lease Renewal. Sometimes. Typical Length of Lease. Typically, one-year. Lease Agreements for Industrial Properties Industrial properties include warehouses and factories—and are often large spaces outside of town. Superior industrial properties are close to major transportation routes and are up to code for their unique manufacturing purposes. The most common types of industrial properties include heavy manufacturing properties, flex warehouse space, bulk warehouse space, and light assembly structures. Let's look at a breakdown of lease agreements for industrial properties: Type of Lease Agreement. Popular types of lease agreements used for industrial properties include: a Gross Lease, a Modified Gross Lease or a Net Lease (Double Net Lease or Triple Net Lease). Common Leasing Terms to Negotiate or Include. Rent Escalation, Lease Renewal, Use Clause, Parking, and Environmental Indemnity. Automatic Lease Renewal. Sometimes. Typical Length of Lease. It depends but usually between 3-10 years. How to Write a Commercial Lease Agreement Below is a step-by-step sample of how to write a Commercial Lease Agreement. I. DATE AND PARTY INFORMATION. 1. Insert the date the lease agreement was made. 2. Add the name of the lessor and the lessor's address. 3. Add the name of the lessee and the lessee's address. II. DESCRIPTION OF LEASED PREMISES. Insert the square footage of the leased premises. 5. Write the description of the type of space the lessee will be using the commercial space for. 6. Include the address of the leased premises. 7. Add descriptions of the property. A Commercial Lease Agreement is a document outlining the responsibilities of a Landlord and Tenant when a commercial property is being rented. A Commercial Lease Agreement acts as a legally binding contract which allows a business the right to occupy the Landlord's property for business or commercial activities in exchange for paying rent. The Lease includes basic information about the property, as well as providing an opportunity for both parties to specify their rights and responsibilities under the Lease. Commercial Leases can be short-term, for as little as a few months, or long-term, for multiple years. Commercial Leases generally fall into two categories: (1) a business renting a portion of the Landlord's building that houses multiple commercial tenants or (2) a business renting an entire building from a Landlord. How to use this document This Lease Agreement allows both parties to set forth all of the required facts and obligations necessary to rent out a commercial property. In this document, basic information will be listed, such as the names and addresses of the Landlord and the Tenant, as well as a detailed description of the property being rented. There are also optional provisions that can be included based on the rental situation, such as a list of furnishings being provided or parking spaces that the Tenant will be able to access. This Lease Agreement can also specify what the Tenant may and may not do in the space. For example, it can outline the terms of the accepted uses of the property, including whether or not the Tenant is permitted to store hazardous materials on the premises. Finally, the Agreement will outline the procedures for payment of rent, start and termination of the lease, and automatic renewal of the lease. Applicable Law A Commercial Lease Agreement is a binding contract that will be upheld in a court of law in any state. When there is a written Agreement, courts generally uphold the terms of the Agreement. In contrast to many of the common and implied protections contained in a Residential Lease and the associated laws, these protection laws do not exist for Commercial Leases. Therefore, the Commercial Lease itself must contain the entirety of the agreement and the terms that the parties agree to be bound by. How to modify the template You fill out a form. The document is created before your eyes as you respond to the questions. At the end, you receive it in Word and PDF formats. You can modify it and reuse it.