

## Rider "A"

1. **Move-In/Out:** You will receive an e-mail no less than 1 week in advance with a time to get the keys to your new apartment. Your move-in time will be anywhere between 12:00-5:00 depending on the schedule. Once you receive your keys, your lease will begin. The lease ends at 12:00 pm (noon) on the last day of the lease. Lessee(s) are to vacate the apartment, remove all personal property, and the apartment should be returned in its original condition by this date and time. It is your responsibility to remove all debris from the apartment and leave keys on the kitchen counter prior to vacating.
2. **Smoke Detectors/Light Bulbs/Filters:** Lessee acknowledges that all smoke detectors and carbon monoxide detectors (where applicable) exist and are in working order. Lessee will maintain and change batteries as necessary. Lessee is solely responsible for the purchase and changing of light bulbs as well as filters for furnace (where applicable). Lessee will also be responsible to flip circuit breakers wherever Lessee has access to electrical boxes.
3. **Smoking:** There is to be no smoking in the apartment or any common areas of the building. This includes porches, decks, vestibules, your actual unit and any DLG owned property.
4. **Lockouts:** Should you lock yourself out of your apartment after 5:00p.m. Monday-Friday or on Saturday, Sunday or a holiday, there is a \$50 charge due upon being let back into your apartment.
5. **Bicycle Room:** Bicycles shall be kept in the bicycle rooms on bicycle racks (where applicable) in the basement. They are not allowed to be left in the front hall or common areas at any time.
6. **Occupants:** No other occupants besides those named on the lease are permitted to live in the apartment.
7. **Painting:** You are not allowed to paint your apartment under any circumstances.
8. **Move in fee:** In lieu of a security deposit, we accepted a nonrefundable move-in fee. This fee does not remove you from financial responsibility should you not follow the guidelines when you move out. This also does not cover damages caused by you or the cleaning of your apartment when you vacate the unit.
9. **Taking your dog out:** When walking your dog, you MUST take your dog out through the back stairs. Under no circumstances are you allowed to walk your dog through the front of the building.
10. **Emergency phone:** The emergency phone is available to you for true emergencies. Should you call, and someone comes out and it is NOT a true emergency, there will be a \$50 charge due immediately. Under no circumstances is that phone to be used for non-emergency situations. If you do not know what a true emergency is, please ask. We will be more than happy to explain. The emergency phone number is (773)290-7440.
11. **Rent Payments:** All payments must be made online through your online portal. Rent is due on the 1<sup>st</sup> of each month. Please see page 1 of your Lease Covenants and Agreements above for details.

**Satisfactory termination shall include but not be limited to the following conditions:**

1. Full term of lease has expired
2. No damage to property
3. Entire apartment including appliances has been cleaned and all debris removed from apartment and storage lockers (where applicable).
4. All keys including mailbox keys have been left on kitchen counter.

By signing this Lease/Rider "A", Lessee(s) acknowledges to have received a copy of the Chicago Landlord/Tenant Ordinance Summary as well as agree to all information listed above. Rider "A" is part of the lease agreement.

Lessee \_\_\_\_\_

Lessee \_\_\_\_\_

Lessee \_\_\_\_\_

Lessor \_\_\_\_\_