

## **Lease Agreement – D & J Mining, LLC.**

Property Address 1060 W College, Jacksonville, IL 62650

Tenant - \_\_\_\_\_ Cell# \_\_\_\_\_

Additional Tenants - \_\_\_\_\_

Start Date - \_\_\_\_\_ - Agreement will be for 12 months from the date of signing, after which, the tenant may continue to reside in the property on a month-to-month basis, at the landlord's discretion. Monthly payment will progressively increase by \$25/mo. annually from the date of initial signing.

Monthly Payt. \$900 Deposit - \$900

- No Pets
- No Smoking inside property – outside only. Do not discard cigarette butts on the ground.
- Property will be maintained in “broom clean” condition.
- No Outdoor Parties or Gatherings
- 1 barbeque grill allowed in designated place (by landlord) – not to be within 5” of building
- 1 parking place on site allowed (designated by landlord). No non-working vehicles allowed on property – must also have current registration. No trailers or boats allowed on the property. Do not block or park on the driveway.
- No illicit (illegal) drugs allowed on property. No illegal activity allowed.
- Firearms allowed with possession of a valid FOID card.
- No surveillance cameras/ring doorbells allowed without prior authorization from landlord.
- No painting of any surfaces or walls without prior permission of landlord.
- No nails screws allowed on walls. Removable adhesive hangers may be used.
- Trash to be placed in trash can/container provided.
- No items allowed to be left at the front of the property, front porch or visible from the street– the only exception will be outdoor chairs and a small patio table. Personal property to be stored inside.
- Two keys will be provided to the tenant. Tenants may not change locks or make copies of keys.
- Windows to be kept closed during inclement weather.
- No loud music, television or anything that may disturb other tenants.
- On-site contact with law enforcement to be reported immediately. Repeated incidents involving law enforcement will be subject to eviction at the landlord's discretion.
- Rent – will be due on the 1<sup>st</sup> of every month. Rent will be paid using ACH bank draft. Should payment not clear, each day late will result in a \$20 charge for each day. After 5 days late, a notice of eviction will be issued.
- Deposit - Will be returned with successful completion of the lease agreement, property left in broom clean condition, with no damages.
- Tenants are required to notify landlord of intentions at least 30 days prior to end of lease term – renewal or vacate premises.
- No subletting. Anyone staying the night for more than 2 consecutive nights is subletting. If in doubt, consult with the landlord.
- Any repair items or damages need to be reported immediately. The landlord will make every reasonable effort to maintain the property in working order.
- The landlord has the right to access the property as needed, with 24 hrs. notice to the tenant. Tenant will be required to respond to landlord, either by phone or text.

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

## Lease Application – D & J Mining, LLC

Applicant - \_\_\_\_\_ Age - \_\_\_\_\_

Co-applicant - \_\_\_\_\_ Age - \_\_\_\_\_

Others Living w you - \_\_\_\_\_

Age(s) \_\_\_\_\_ Relationship - \_\_\_\_\_

Current Mailing Address - \_\_\_\_\_

Cell Phone - \_\_\_\_\_ Email Address - \_\_\_\_\_

Driver's License # \_\_\_\_\_ State \_\_\_\_\_ Exp. Date \_\_\_\_\_

Current Bank \_\_\_\_\_ Phone - \_\_\_\_\_

Employer - \_\_\_\_\_ Address - \_\_\_\_\_

Job Title \_\_\_\_\_ Shift/Days Off - \_\_\_\_\_

Start Date - \_\_\_\_\_ Supervisor - \_\_\_\_\_

Phone - \_\_\_\_\_ Annual Income - \_\_\_\_\_

Vehicle - Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

Plate # \_\_\_\_\_ Color \_\_\_\_\_

Last employer - \_\_\_\_\_ Start/End Dates \_\_\_\_\_

Supervisor - \_\_\_\_\_ Phone - \_\_\_\_\_

Ever charged and/or convicted as a sex offender? \_\_\_\_\_ Required to Register \_\_\_\_\_

Ever charged and/or convicted of arson? \_\_\_\_\_

Any criminal history other than a misdemeanor? \_\_\_\_\_

Any of the above conditions apply to anyone who will be living with you? \_\_\_\_\_

Ever late on lease/rent payment? \_\_\_\_\_ Prior Eviction(s) \_\_\_\_\_ Prior Denial of Lease \_\_\_\_\_

Emergency Contact - \_\_\_\_\_ Phone \_\_\_\_\_

Address - \_\_\_\_\_ Relationship - \_\_\_\_\_

By signing this application, I authorize the above named landlord to perform a background check to include criminal history, rent history and credit report. I will pay for this background check and understand that if I am found eligible, I will be given the opportunity to complete the lease agreement and lease the desired property. I will then receive a credit for the amount equal to that required for the background check, off of my first month's pay.

Applicant Name (Print) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_