

SUITE·HOME

furnished apartments CHICAGO, SUBURBS + WISCONSIN
SUITEHOMECHICAGO.COM

Please return this Rental Agreement to reservations@suitehomechicago.com or via fax at (312)638-0892 within 24-hours of receipt. Availability changes hourly and a booking cannot be confirmed until the Lease agreement is returned. This Lease becomes invalid 24-hours after it is sent from our reservation system. Please promptly sign this lease upon receipt.

RESERVATION NUMBER: 0000024727

CORPORATE CLIENT NAME: Sirva Relocation

APARTMENT COMMUNITY: Marquee at Block 37 25 W. Randolph St Chicago, IL 60602

RESIDENT: Ania Kucharski

*Please send copy of Resident Photo ID to eesposito@suitehomechicago.com

APARTMENT ADDRESS: 25 W. Randolph, 2214

LEASE START DATE: Aug 21, 2017

DAILY RATE: 120.00

*Rent includes all furnishings, linens, housewares, utilities and maid service

*First month's rent is charged prior to arrival, and on the 1st of the month thereafter.

PARKING: Number of parking spots required: 0 [please enter "0" if you do not require parking]

Monthly parking requires a 30-day minimum for a parking transponder. Parking is \$14.00 per day per parking transponder, and the garages do not pro-rate except on arrival. Thus, if a guest departs mid-month, they are required to pay for the entire month of their departure.

Please initial: BC] LEASE TERM: The initial term will begin on Aug 21, 2017 ("Lease Start Date") and will end on Nov 08, 2017 ("Termination Date"). This shall be the minimum Lease term. Length of this minimum Lease term: **80** Lessee will be charged for the move-in day and move-out day. There are no move-in or move-out cleaning fees or administrative fees. This Lease will automatically extend month to month until proper notice is submitted as outlined below.

PREMISES: A **Convertible** apartment, located at **Marquee at Block 37** with an apartment address of **25 W. Randolph, 2214**

UTILITIES: The following utilities are included with the rent: electricity, gas, sewer, water, cable, internet, phone service.

Please initial: BC] TERMINATION DATE: **The Lease will be considered month to month with an initial termination date of Nov 08, 2017.** Lessee is responsible for all payment through the termination date of this Lease and subsequent extensions thereof. The Lease will automatically renew until 14 days' proper notice to vacate is submitted.

HOLD OVER: In the event tenancy is terminated for any reason provided in this Lease Agreement, and Lessor remains in possession thereafter, Lessor shall be considered a hold-over tenant and the Lessor shall have the right to remove Lessor and Lessor's possessions from the premises as provided by law in order to regain possession of the premises. In addition, Lessor will be responsible for all damages sustained by the Lessor as well as the payment for the hold-over penalty. The hold-over penalty will be two (2) times the current rental rate for each day held over past the termination and date and a one-time \$500.00 fee.

OCCUPANTS: Lessee agrees to Lease the Premises from Lessor for the entire term beginning on the Lease Start Date and ending on the Termination Date for the following Occupants:

Ania Kucharski

Please provide a cell phone number (with area code) below if you would like to receive arrival instructions just prior to your arrival:

Lessee will notify Lessor or its Agent in writing of any change in Occupants. Any and all Occupants shall be bound by all terms of this Lease and all community policies, rules and regulations.

ACCEPTANCE OF PREMISES: Lessee accepts the Premises in its present condition, acknowledging and agreeing that the Premises is suitable for Lessee's intended use and for the occupation by the Occupant(s) named in this Lease. Lessee acknowledges that the only warranties and representations Lessor has made in connection with the Premises are those expressly provided in this Lease.

DAMAGES TO PREMISES: The Lessor will make all repairs to keep the Leased Premises in fit and habitable condition with reasonable promptness after receiving notification of necessary services. In the event of damage or defects to the Leased premises or its equipment, other than reasonable wear and tear, you will be responsible and agree to pay promptly all costs incurred by the Lessor in making necessary repairs. You agree to notify Suite Home immediately of any damage or defect to the Leased premises or its equipment, whether caused by you or not, so that necessary repairs can be made to prevent further damage or deterioration. If you fail to notify the Lessor promptly and further damage or deterioration results, you may be held liable for such further damage or deterioration and its repairs. Lessee may receive damages **up to 45 days beyond departure date.**

Please initial: **CANCELLATION:** Lessee/Occupant may cancel this Lease with no penalty if Suite Home is notified seven (7) business days' prior to the Initial Start Date. In the event of a cancellation by Lessee/Occupant in less than seven (7) business days' notice, the Lessee/Occupant shall be responsible for a \$500.00 cancellation fee to Suite Home Chicago.

Please initial: **LEASE EXTENSION:** Lessee agrees to notify Lessor in writing if it becomes necessary for any Occupant(s) to stay beyond the date provided on your 14 day notice to vacate. Provided the apartment home is not leased to another party, all covenants and provisions of the original Lease agreement will continue in effect until Lessee vacates the apartment

The length of stay (original arrival date through original departure date) shall be the minimum Lease term. Any extension past this minimum term is subject to possible rent increases and possible apartment transfer (depending upon availability).

Please initial: **NOTICE TO VACATE:** Lessee agrees to provide Lessor with a 14 day notice of intent to vacate. A 14 day written notice to vacate is required even if Lessee/Occupant(s) vacates on termination date of this Lease or chooses to extend beyond the termination date. If Lessee fails to provide such written notice, Lessee shall be responsible for all outstanding amounts due, and once the required written notice is provided, amounts due will continue to accrue through the notice period.

RULES AND REGULATIONS: Lessee and all Occupants agree to obey all laws and ordinances, orders and released regulations applicable to the use, condition and occupancy of the Premises, including the apartment community rules and regulations adopted by the apartment community.

SMOKING: Suite Home apartments are smoke free. Occupant understands smoking is not permitted in any Suite Home Chicago apartment or in the common areas of the Property. A \$500.00 fine will be issued for violation of this policy and

cleaning fees of \$350.00 will be assessed. Furniture damage will also be assessed. Occupant may also be served with a 5-day notice to vacate the apartment if violation of this policy continues.

PET POLICY: Domesticated pets may be accepted with weight/height and breed restrictions that vary by apartment community. Lessee must obtain specific written consent from Suite Home in advance, and all pet fees must be paid prior to move-in. Pet fees are charged accordingly:

Cat Fee (2 cat limit) \$350.00 non-refundable cat fee (for 1-2 cats, fee remains the same)

Dog Fee (2 dog limit) \$500.00 non-refundable dog fee for 2 dogs.

A Pet Addendum must also be completed in its entirety and returned to Suite Home Chicago prior to arrival to the apartment.

NOISE: The apartment is located in the immediate area of commercial businesses, including, but not limited to, bars, nightclubs, restaurants and retail stores. Certain challenges may be associated with living in immediate proximity to such commercial businesses. These challenges may include these businesses emitting, but are not limited to: construction, lights, noises, sounds (including but not limited to music, voices and other forms of entertainment), vibrations, odors and smoke, which may penetrate the walls and floors of the apartment. Such challenges may occur up to twenty-four (24) hours a day.

PAYMENT: Lessee agrees to pay to Lessor the monthly rent, together with all other rent due under this Lease to:

Suite Home Chicago

1250 North LaSalle, Suite 1

Chicago, IL 60610

Lessee shall be invoiced monthly for monthly rent and all other amounts due Lessor (Lessees paying by credit card will get a receipt on the 1st of each month after the credit card is charged). All monthly rent and pro-rates are due on the 1st and considered late after the 5th of the month. A final invoice may be issued after the Termination Date, with charges for the final monthly rent and other amounts due to Lessor, and Lessee agrees to pay the same. Lessee is responsible for any international phone call charges (this includes Canada and Mexico) during the time that the apartment is occupied by the Lessee.

****There is a 2.5% Convenience Fee Charged to All Rent Paid by Credit Card. You may also pay by ACH/Wire if you wish to avoid this fee. We must have a Credit Card on file, however, for any additional charges associated with your rental.**

LATE FEES: Normal rent is due on the 1st of the month or at the time of booking current month prior to your arrival. Move-ins after the 15th of the month must pay their 1st months pro-rate plus 2nd month in full prior to arrival. An initial late charge of 10% of rent will be assessed on the 6th day after your arrival. For the purpose of this agreement, any type of fees are considered rent. Any checks that are not honored for any reason will have an NSF fee of \$30.00. Resident agrees to reimburse Lessor for collection costs and reasonable legal fees for collecting debt.

PERMISSION TO ENTER: Lessee agrees to allow Lessor to enter the Premises to perform obligations under this Lease or at the request of Lessee or Occupant for services or amenities in the Premises. 24-hour notice will be provided in most cases, unless it is an emergency.

KEYS AND LOCKS: If you require a replacement key to your apartment after regular business hours, a \$100.00 lockout fee will be assessed, and your personal ID will be required to regain access to the apartment. If you wish to have your locks changed or re-keyed, or you lose or misplace your keys, the following will be assessed:

Apartment key \$25.00 each
Mailbox key \$25.00 each
Apartment fob \$100.00 each
Change locks \$300.00

REPAIRS & EMERGENCIES: Lessee agrees to report to Lessor or the apartment community office any request for repairs, replacement or maintenance. For emergency situations requiring police, fire ambulance or other emergency equipment, Lessee or Occupant shall call 911.

LIABILITY: Lessee and all Occupants release Lessor from any claim for damaged to the Premises or personal property that is required to be insured by the Lessee. Lessee waives any claim against Lessor for loss or damaged to property or injury to any person arising out of, with respect to, or in connection with the Premises. Lessee and all Occupants assume all risk of damage to personal property or risk of personal injury and Lessor shall not be liable for any such damage or injury. It is recommended that Lessee and Occupants purchase Renters or other insurance to cover personal property and liability.

COVENANTS: Lessee's covenant to pay rent and Lessor's covenants are independent of each other. Lessee shall not be entitled to withhold rent for any reason.

CHECK-IN: Check in time is 4:00 pm CST on the Initial Lease Date

CHECK-OUT: Check out time is 10:00am CST on the Termination Date or date specified in notice of intent to vacate. Failure to return all keys, fobs, gate cards or parking passes to Suite Home will result in additional charges assessed to Lessee. The Premises should be left clean and broom swept. All trash and other refuse must be removed from the Unit. Lessor may dispose of any items left on the Premises after move out. Lessee will be charged for cleaning and damages beyond normal wear and tear as is reasonable and assessed by Lessor.

Additional Services Required During This Reservation:

- Pet Fee (\$500 non-refundable for up to 2 dogs, \$350 for up to 2 cats). Two pet max. Must complete pet addendum. All pets must be pre-approved by Suite Home prior to arrival.
- Request furniture exchange (i.e. add twins) - \$150/day one-time fee
- Add Sleeper Sofa (\$150/month rental fee)
- Additional Maid Services (\$5/day for each additional maid service)
- Crib Rental (\$100 install fee, plus \$90/month)
- Highchair Rental (\$100 install fee, plus \$75/month) ***Only one install fee if ordering both high chair & crib
- Pack-and-Play (\$75 flat fee. Guest may keep pack & play upon departure)

ARRIVAL: We would love to make your arrival to your Suite Home apartment as easy as possible. If you would like, please provide the following so that we can do our best to ensure your apartment is ready when you arrive:

Expected arrival date:

Expected arrival time (Central Standard Time):

If arriving by air: Airport: _____
 Airline : _____
 Flight # : _____
 Flight arrival time: _____

Jun 29, 2017

Lessee:

Lessor:



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***14 DAY NOTICE TO VACATE REQUIRED FOR DEPARTURE ***

Corporate Client Name: Sirva Relocation

Community: Marquee at Block 37 25 W. Randolph St Chicago, IL 60602

Resident: Ania Kucharski

Address: 25 W. Randolph, 2214

Est. Departure Date: Nov 08, 2017

Please initial: BC] I understand that I must submit a 14-day written notice to vacate prior to my departure. I understand that my lease is considered “month-to-month,” and that I am responsible for the monthly rent payments until that 14-day notice is given to Suite Home.

Please initial: BC] If you know your firm departure date, please give that date here: [.....]
We will consider this your firm notice to vacate.

Important: Residents agree to remove all personal property from the Premises, storage areas and garages (if applicable). Resident all understands that any charges related to damage or missing items may be incurred up to 45 days after said vacate date.

Signature Certificate

 Document Reference: NBFYI8IUA378MVNJBBMDHZ

RightSignature
Easy Online Document Signing



Signer 2

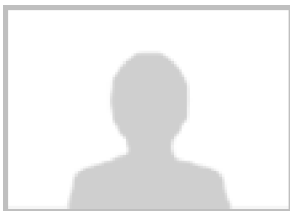
Party ID: NXUG38ILF4UEAJA3CRZS7H
IP Address: 216.80.10.98

VERIFIED EMAIL: areid@suitehomechicago.com

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

4fe85c78c2c8bab655e2c5d20b5938b429c50e4c



Signer 1

Party ID: FN96ASIDRJIJSALLY3KFPH
IP Address: 157.130.23.222

VERIFIED EMAIL: beverley.charles@sirva.com

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

f3358d7988c2e57dbbf20a3d2e05d49105e5384b



Timestamp

2017-07-14 11:58:24 -0700
2017-07-14 11:58:24 -0700
2017-07-14 11:58:03 -0700
2017-07-14 11:33:52 -0700
2017-07-14 11:28:33 -0700
2017-07-14 10:59:58 -0700

Audit

All parties have signed document. Signed copies sent to: Emily Esposito, Signer 2, and Signer 1.
Document signed by Signer 2 (areid@suitehomechicago.com) with drawn signature. - 216.80.10.98
Document viewed by Signer 2 (areid@suitehomechicago.com). - 216.80.10.98
Document signed by Signer 1 (beverley.charles@sirva.com) with drawn signature. - 157.130.23.222
Document viewed by Signer 1 (beverley.charles@sirva.com). - 157.130.23.222
Document created via the RightSignature API by Emily Esposito (eesposito@suitehomechicago.com). - 216.80.10.98



This signature page provides a record of the online activity executing this contract.