



Dear Landlord, before you sign a new lease or fill out a Demand Notice you will want to read this.

Due to the various moratoriums with their various end dates, we haven't found anyone willing to go on record so new leases or demand notices can be drafted.

Therefore:

- **Lease #104** Chicago Unfurnished Apartment Lease
 1. As of Jan. 1, 2021, the Security Deposit Interest Rate continues to be 0.01%.
 2. There have not been any changes to the Chicago Residential Landlord Tenant Ordinance (CRLTO) published by the City to date.
 3. **Remember WE ARE NOT ATTORNEYS!**
Our Research didn't find any prohibition against using the 2020 lease and fill in the box on page 1 and inserting text similar to the following:

ADDITIONAL COVENANTS AND AGREEMENTS (if any),

This Lease form was filled out during the "Eviction Moratorium" awaiting release of the form for 2021.

- **Lease #101** Illinois Unfurnished Apartment Lease

Cook County has adopted the Cook County Residential Tenant Landlord Ordinance (CCRTLO), similar to Chicago's CRLTO, effective June 1st, Requiring attachment of the as of yet unpublished summary.

- **Demand Notices (5-Day Notices, Termination of Tenancy Notices...)**

The State extended its executive order banning evictions, notices on tenants for unpaid rent and termination to 3/6/21. More importantly, the CDC has extended the Moratorium until "...at least March 31st."

This applies only to residences. You may continue to file commercial evictions for offices, stores, non-residential garages, etc. You may still file a residential eviction lawsuit for "emergency situations," which are defined as any tenant who engages in criminal activity, threatens the health or safety of other residents, damages or poses an immediate and significant risk of damage to property, or who violates building or health codes.

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