

I'm not a bot

















Hawaii One (1) Month's Rent Fourteen (14) Days § 521-44(b), § 521-44(c) Idaho No Maximum Thirty (30) Days § 6-321 Illinois No Maximum Forty-Five (45) Days 765 ILCS § 710/1(a) Indiana No Maximum Forty-Five (45) Days § 32-31-3-12 Iowa Two (2) Months' Rent Thirty (30) Days § 562A.12(1), § 562A.12(3)(a) Kansas One (1) month's rent for unfurnished properties, one and a half (1.5) months' rent for furnished properties. Appliances – Devices/Machines that perform household duties and typically tend to be large, e.g. laundry machines, refrigerators, dishwashers, stoves/ovens, etc. Accidents: Artificial or naturally occurring events that may damage a property (fire, flood, earthquake, etc.). Security Deposit Maximum Amount: No limit Receipts: Not specified Interest Payments: Landlords owning more than 25 rental units must deposit security deposits in an interest-bearing account at the State of Illinois' last-year interest rate as of December 31 [7] . Remember to include the following: The move-in date The lease's duration The monthly rent payment amount When the rent is due each month How you'll handle late rent payments Who should pay or manage the utilities The penalties, if any, for breaking a lease Step 7 – Hand Over the Keys Once both parties sign the lease, you can collect the first month's rent and security deposit from the tenant. (There is no need for witnesses or notarization.) Lease Addendums & Disclosures An addendum is attached to a lease to add supplementary terms to the existing contract. Landlord (Lessor) – Owner of the rental property who will be leasing the residence to the tenant (lessee). Advance Rent - If it is an option, you may offer the landlord an advance on future rent payments in return for a discount on the monthly rental cost.

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