

Lease Page 1: Fee Disclosure

Illinois residential lease · 765 ILCS 705/35 (HB 3564) · leases signed on or after January 1, 2027

Property address	
Unit	
City, ZIP	
Landlord or manager	
Lease start date	
Monthly rent	

REQUIRED (NON-OPTIONAL) FEES

Fee	Amount	When / how often	Refundable?	Notes
Security deposit				
Move-in fee				
Application fee (max \$50 incl. screening)				
Parking				
Utility bill-back (water, sewer, trash)				
Amenity / technology fee				

FEES CHARGED ONLY IF THEY APPLY

Fee	Amount	When / how often	Refundable?	Notes
Late fee				
Returned payment (NSF) fee				
Pet fee / pet rent (only with a pet)				

OPTIONAL FEES (TENANT MAY DECLINE)

Fee	Amount	When / how often	Refundable?	Notes
Storage				

UTILITIES (CHECK ONE PER ROW)

Utility	Included in rent	Tenant pays provider	Billed by landlord
Heat	[]	[]	[]
Electricity	[]	[]	[]
Cooking gas	[]	[]	[]
Water	[]	[]	[]
Sewer	[]	[]	[]
Trash	[]	[]	[]
Hot water	[]	[]	[]
Internet	[]	[]	[]

All non-optional fees for this lease, whether one-time or recurring, are listed on this first page as required by 765 ILCS 705/35. The tenant is not liable for any non-optional fee that is not listed here.

Tenant initials: _____ Date: _____ Landlord initials: _____ Date: _____

Do not list fees the law bans: lease renewal or modification fees, after-hours maintenance request fees, maintenance hotline or contact fees, maintenance travel fees, routine maintenance fees, pest fees when the tenant did not cause the problem, move-in or move-out walkthrough fees, eviction notice fees, and duplicate screening fees.
Free template from rentalfeedisdisclosure.com. Not legal advice. Have your lease reviewed by an Illinois attorney.