

Tenants' Rights

Notwithstanding any other provisions of this code, when the Village conducts inspections of a tenant's apartment in a multi-family dwelling or any other any other dwelling that is not owner occupied, the Village must obtain the consent of such tenant or non-owner occupant to conduct the inspection. If such tenant refuses consent, the Village may attempt to obtain a warrant pursuant to section 8-7-5D and Section 8-7-9.

COPIES OF THE AMENDED VILLAGE HOUSING ORDINANCE ARE AVAILABLE UPON REQUEST.

I HAVE READ AND UNDERSTAND THE FOREGOING NOTICE OF MY RIGHTS AND HEREBY AGREE AND CONSENT TO THE HOUSING INSPECTIONS

X _____
Tenant / Occupant

Village of Dolton Housing Department Tenant Rental Form

Phone (708) 201-3263 Fax (708) 201-3233

Property Address _____

Tenant Name (s) _____

Number of Children in household _____

Number of Bedrooms in home _____

Child's Name _____ Age _____ M _____ F _____

Child's Name _____ Age _____ M _____ F _____

Child's Name _____ Age _____ M _____ F _____

Child's Name _____ Age _____ M _____ F _____

CRIME FREE LEASE ADDENDUM

Pursuant to Village of Dalton Municipal Code; Title 3, Chapter 23

Consideration for lease of the dwelling unit identified in the lease, Resident agrees as follows:

1. Resident and Resident's Occupants whether on or off the property; and Resident's and Resident's Occupant's guests and invitees, are prohibited from:
 - a. Engaging in any criminal activity, including drug-related criminal activity, on or off the said premises. Drug related criminal activity shall mean the illegal manufacture, sale, distribution, use, possession and possession with intent to manufacture, sell distribute, or use an illegal or controlled substance (also as defined in Section 102 of the Controlled Substance Act {21 U.S.C. 802}).
 - b. Engaging in any act intended to facilitate criminal activity or permitting the dwelling unit to be used for criminal activity.
 - c. Engaging in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in Illinois Compiled statutes, at any locations, whether on or near the dwelling unit premises.
 - d. Engaging in any illegal activity, including, but not limited to prostitution, criminal street gang activity, threatening or intimidating as prohibited in, assault as prohibited in, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.
2. VIOLATION OF ANY ABOVE PROVISIONS SHALL BE MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious, material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Proof of such a violation shall not require a criminal conviction, but shall only require a preponderance of the evidence.
3. Resident hereby authorizes property management/owner to use police generated reports against Residents for any such violation as reliable direct evidence, and/or as business records as a hearsay exemption, in all eviction hearings.
4. In case of conflict between the provisions of this addendum and any provisions of the lease, the provisions of this addendum shall govern.
5. Resident also agrees to be responsible for the actions of Resident's occupants, Resident's guests and invitees, and Resident's occupant's guests and invitees, regardless of whether Resident knew or should have known about any such actions. A guest or invitee shall be anyone who Resident or Resident's occupant gives access to or allows on the premises or in the rental unit.
6. This Lease Addendum is incorporated into the lease or renewal thereof, executed or renewed at any time between Landlord/Manager and Resident/ Lessee.

Tenant Signature

Date

Address of Rental Property

Date

Property Owner/ Manager Signature

Date