

Chicago Apartment Lease		Date of Lease: 00/00/0000
BEGINNING: 00/00/0000 2:00 p.m		ENDING: 00/00/0000 11:00 a.m
MONTHLY RENT: \$00.00 Monthly Utility Fee: \$30.00		Admin & Processing Fee: \$300.00 Credit Check Fee: \$45.00 All Fees Non-Refundable
Address Of Apartment:		
Tenants(s)		
Lessor:  (Owner/Agent Disclosure)  Owner or agent authorized to manage the Apartment and to act for or on behalf of the Owner for the purpose of service of process and for the purpose of receiving and receipting for notices and demands.	2320 N. DAMEN SUITE 1D CHICAGO, ILLINOIS 60647 (773) 862-5200	
HEATING DISCLOSURE The cost of heating the Apartment shall be the responsibility of the Tenant. The projected average annualized monthly cost of utility service from the utility providing the primary source of heat is \$00.00.		
RENT MUST BE DELIVERED TO:	Your Account Code is:	
2320 N. DAMEN SUITE 1D CHICAGO, IL 60647 (773) 862-5200	Please put your Account Code on all Rent Checks and correspondence	
Disclosure of Information Lead-Based Paint and/or Lead-Based Paint Hazards Lead Warning Statement Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. Lessor's Disclosure <u>X</u> Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. <u>X</u> Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. Lessee's Acknowledgment (initial) ____ Lessee has received copies of all information listed above. ____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home. Agent's Acknowledgment (initial) ____ Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance. Certification of Accuracy The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.		
Lessee(s)(Tenant(s))  X _____ Date _____  X _____ Date _____  X _____ Date _____  X _____ Date _____  X _____ Date _____  X _____ Date _____	Lessor  X _____ Date _____ On behalf of ((owner)s) as Agent for owner(s)	
<b>1. RENT PAYMENT:</b> All rent is due in Lessor's Office at 2320 N. Damen, Suite 1D, Chicago, IL 60647, no later than the 1st day of each month. Any rent received after 5:00 p.m. on the 5th day of the month will be considered late and that month's rent shall be increased by a Late Fee. The monthly Late Fee shall be calculated as \$10 per month for the first \$500.00 in monthly rent plus 5% per month for any amount in excess of \$500.00 in monthly rent, however, the Late Fee shall not exceed the maximum allowable by Ordinance or law. The Late Fee shall constitute Additional Rent for that month and shall be due to Lessor as rent. It is Tenant's responsibility to ensure that all payments are delivered in sufficient time. Lessor reserves the right to demand payment of rent by certified check, money order or cashier's check. Any check submitted for payment may be processed not as a check, but as an electronic transaction. Electronic transactions will appear on payer's check bank statement as a debit to the account of the check. Checks processed as electronic transactions may be increased, as permitted, to cover any monies owed to Lessor. <b>2. CONDITION OF PREMISES:</b> Tenant has examined the premises and the common areas prior to the execution of this Lease, and is satisfied with the location and general physical condition. Lessor or Lessor's agent have made no promises to decorate, alter or repair the premises, or promises as to condition, unless expressly made in writing and attached hereto. <b>3. POSSESSION:</b> Possession shall be deemed to have been delivered to Tenant on the day that Lessor either (A) actually delivers to Tenant keys to the Apartment or (B) makes available to Tenant at the office of the Building or at such other place as designated by Lessor keys to the Apartment. If Lessor cannot deliver possession of the Apartment to Tenant, rent will be abated until the Apartment is available for occupancy. In that event, either party may elect to terminate this Lease, upon written notice, one to the other, in which case there shall be no further obligation to either party. Lessor shall not be liable to Tenant for any consequential damages to Tenant arising out of Lessor's failure to give possession of the Apartment. <b>4. TENANT'S USE OF APARTMENT:</b> The Apartment shall be used for residential purposes and occupied solely by the Tenant, those persons specifically listed in the lease and any minor children of Tenant. Notwithstanding any law or ordinance to the contrary, Tenant may not rent or sublet the apartment as a short term vacation rental using Airbnb or similar services. Use of the apartment as an AirBNB rental, in violation of City Ordinance, is prohibited. The City aggressively pursues violators and has imposed significant fines against tenants who violate this Ordinance. Additionally, we are obligated to evict any tenants who are identified as using the apartment as an AirBNB rental. <b>5. UTILITIES &amp; TELECOMMUNICATIONS (Natural Gas, Hot and Cold Water, Electricity, Heat, A/C, Phone, Cable, Telecommunications, etc.):</b> The cost of heating (gas, and/or electricity) shall be the responsibility of Tenant. Lessor is not responsible for, nor shall Lessor be required to provide access to, any cable, computer, telephone, data or other telecommunication, data or media services, network(s), connections, outlets, or other access, by, to or for Tenant, except as otherwise provided for by city, state or federal law or ordinance. Lessor is not aware of any telecommunication connections, jacks, access points, outlets, or other telecommunication, media, or data access in the apartment. The presence of such connections, receptacles or jacks shall not be construed as a promise by Lessor to provide any such connection or that said receptacles are functional or can be made functional. Any costs to Tenant associated with any and all such services and devices shall be Tenant's responsibility. Tenant is responsible for making all arrangements to establish all utility and telecommunication services and billing with each service or utility provider. <b>6. TENANT'S UPKEEP:</b> Tenant agrees to maintain the Apartment in a clean, sanitary and safe condition and at all times in compliance with all applicable governmental laws and ordinances. On termination of this Lease, Tenant shall return the Apartment to Lessor in like condition, reasonable wear excepted. <b>7. ALTERATIONS, ADDITIONS, FIXTURES, APPLIANCES, PERSONAL PROPERTY:</b> Tenant shall make no alterations or additions nor install, attach, connect, or maintain in the Apartment or any part of the Building, interior or exterior, major appliances or devices of any kind without in each and every case the written consent of Lessor and then, if granted, only upon the terms and conditions specified in such written consent. <b>8. ACCESS:</b> Lessor shall at all times retain and use any keys necessary for access to the Apartment. Lessor shall have the right to enter the Apartment to make necessary repairs, or for the operation of the apartment or property, with proper notice. Entry between 8:00 am and 8:00 pm, or at any other time expressly requested by Tenant shall be presumed reasonable. Notice for the purpose hereof may be by regular mail, telephone, personal delivery or other means designed in good faith to provide notice to Tenant. Lessor shall have the right to show the apartment to prospective new Tenants, purchasers, or other invitees, in accordance with all local ordinances. Tenant shall not interfere with Lessor's efforts to show the apartment and shall be liable for any damages caused by a breach of this provision. <b>9. RENTER'S INSURANCE &amp; TENANT PROPERTY:</b> Tenant must obtain renter's insurance in amounts as Tenant deems necessary, naming Lessor as additional insured. All Tenant's personal property in the apartment or elsewhere in the building shall be at the sole risk of the Tenant. Lessor does not insure Tenant's personal property against loss for any reason. Storage, if available, is unsecured, uninsured, and is provided at Tenant's sole risk. <b>10. LAUNDRY FACILITIES:</b> Laundry facilities are provided as a convenience to the Tenants. Lessor shall not be liable or responsible to Tenant for failure of machine to operate or for any damages resulting from the use of the laundry equipment. <b>11. LESSOR RENTAL EXPENSES:</b> Tenant agrees that if they vacate the Apartment prior to the expiration of this lease, and does not provide a qualified sub-tenant to Lessor to fully perform all of Tenant's obligations under the term of this Lease, Lessor will incur substantial administrative expense in re-renting the apartment (including, but not limited to, rental fees, showing expenses, advertising expenses, rental commissions, application expenses, office and leasing schedule coordination). Tenant will be responsible for any damages caused by their actions. <b>12. ELEVATORS AND MECHANICAL LIFTS:</b> Tenant understands that elevators require repair and service from time to time and, as a result, elevators may not be available for use for extended periods during such service or repair. Tenant further understands and acknowledges that the elevator may be permanently removed from service at any time after the commencement of this Lease. Tenant acknowledges that in the event of service disruption to the elevator, Tenant will not suffer any monetary damage or diminution of value of the leased premises. Tenant further agrees that in the event the elevator is permanently removed from service, Tenant will not suffer any monetary damage, there will be no diminution of value of the apartment to the Tenant, and that the currently monthly rent or monthly rent at the time of removal reflects the full value of the apartment after the elevator has been removed from service. <b>13. NSF AND DISHONORED CHECKS:</b> Tenant will be assessed a charge of \$60.00 each time a payment is dishonored or return NSF, however, the fee shall not exceed the maximum allowable by Ordinance or Law. <b>14. KEYS:</b> Pursuant to Section 765 ILCS 705/15, tenant shall have the right to rekey the lock(s) to the apartment. If Tenant rekeys the locks, Tenant shall provide Lessor with a copy of the keys to ensure that Lessor has continued access to the apartment. <b>15. PETS:</b> Pets are not allowed except with written permission from Lessor. <b>16. MONTHLY SMOKE DETECTOR AND CO DETECTOR CHECK:</b> Tenant agrees to check all smoke detectors and/or CO detectors in the apartment on a monthly basis. Tenant agrees to replace batteries every 6 months or earlier when necessary. Tenant agrees to immediately inform Lessor of missing or malfunctioning detectors. <b>17. ADMINISTRATIVE &amp; PROCESSING FEE / CREDIT CHECK FEE:</b> The Administrative & Processing Fee and the Credit check fee are non-refundable.		
Renters Insurance Information (If you do not currently have a policy, you need to arrange prior to moving in)  Insurance Company: _____  Agent: _____  Policy # _____		

**18. SECURITY DEPOSIT OBLIGATION:** There is no Security Deposit amount required in the terms of this Lease..

**19. SUB LEASING, EARLY TERMINATION OR BUY-OUT OF LEASE:**

Tenant may exercise one of the following options:

**OPTION A: SUB-LEASE:** Tenant may elect to Sub-Lease the premises. Tenant shall be responsible for finding and securing the prospective Sub-Tenant(s) and obtaining Lessor's written approval of such Sub-Tenant. Prospective Sub-Tenant must be approved by Lessor through Lessors ordinary Tenant approval and evaluation process which includes but is not limited to submitting to Lessor a completed Application for Apartment used by Lessor in the ordinary course of business. Sub-Let Tenant must be approved by Lessor before moving into apartment.

There are no additional fees in connection with Lessee's Sub-Letting.

Sub-Letting does not release Tenant from Tenant's obligations under the terms of the Lease; Tenant's Sub-Tenant is liable to Tenant and Lessor in accordance with the terms of the Sub-Lease, and Tenant remains liable to Lessor in accordance with the terms of the Lease.

**OPTION B: LEASE EARLY TERMINATION OF LEASE OBLIGATION:** Tenant may elect to re-rent the apartment themselves and request the assignment and Early Termination of their Lease obligations on a date earlier than the original termination date. Tenant shall be responsible for finding and securing the prospective new tenant ("New Tenant") and obtaining Lessor's written approval of New Tenant. Prospective New Tenant must be approved by Lessor by submitting to Lessor a completed Application for Apartment, and fully executing Lessor's regular Apartment Lease, before taking possession of the premises.

There is a Early Termination/Release of Lease Obligation Fee of \$200.00 which must be paid prior to Early Termination and Release of Lease Obligation.

In the event of the Early Termination of this Lease, and then, only upon the execution and completion of all necessary documents, Leases, etc. by current and New Tenant, and payment of all fees, current Tenant shall be released from any and all obligations of the Lease, including, but not limited to the obligation to pay Rent.

**OPTION C: COMPLETE LEASE BUYOUT:** Tenant may elect to Buy-out and terminate their Lease by delivering to Lessor payment of the Buy Out fee ("Buy Out Fee") at any time during any month. The Buy Out Fee is equal to two (2) times the monthly rent. The Lease shall then terminate on the last day of the second (2<sup>nd</sup>) full month ("Termination Month") after the payment. After payment, all regular monthly rent shall continue to be due through and including the Termination Month. (ie: a tenant is renting an apartment for \$800.00 per month and decides on July 20<sup>th</sup> that they want to terminate their Lease. In order to buy out their Lease, they must pay a Buy Out Fee of \$1,600.00 on or before July 31<sup>st</sup>. The Lease would then terminate on September 30<sup>th</sup>. Tenant must also pay all rent for the months of August and September, as they become due.) Written notice of Lessee's intention to buy-out the Lease must accompany the Buy Out Fee. In order for the buy-out to be effective, all rent and other fees ("Unpaid Monies") must be paid in full prior to the Termination Month. Failure to pay all Unpaid Monies will render the buy-out null and void and all payments shall be applied, first, to outstanding balances due and, second, to future rent. At any time, Lessor has the right to reject tenant's Buy-out offer. Upon completion of the above terms, and after the Termination Month, Tenant shall be released from all future obligations of the Lease, including the payment of rent.

**20. ABANDONMENT:** The Apartment shall be deemed abandoned when actual notice has been provided to Lessor or when Tenant has abandoned as defined by law or ordinance. Lessor shall have the rights of possession and the right to dispose of any abandoned property as provided by law or ordinance.

**21. TERMINATION AND RETURN OF POSSESSION:** Upon the termination of this Lease, Tenant shall yield up immediate possession to Lessor and deliver all keys to Lessor at the place where rent is payable, or as otherwise directed by Lessor. The mere retention of possession thereafter shall constitute a forcible detainer. In the event Tenant holds over and does not vacate and return possession of apartment at the expiration of the Lease, Holdover Rent will apply as follows: 3 times the daily pro-rated rent, but no less than \$200.00, for the first day of the holdover month and 2 times the daily pro-rated monthly rent for any additional days beyond the first day of the holdover month. After the first holdover month, the Lease shall then continue on a month to month basis at a monthly rent equal to 1.5 times the monthly rent of the last month of the written Lease. In addition, Tenant shall be liable for any damages arising from Tenants holdover. Notwithstanding the definition of abandonment by law or ordinance, at Lessor's discretion, possession of keys to, or property in, the apartment may be construed by Lessor as possession by Tenant of the apartment. In the event Tenant takes possession of the premises prior to the commencement date of the Lease, Tenant agrees to pay Lessor the daily pro-rated rent for the period Tenant has early possession. The payment or acceptance of pro-rated rent shall not be construed as a promise of early possession or consent to holding over, nor shall it serve to limit any damages that may be owed by Tenant as a result of Tenant's actions.

**22. NOTICES:** Any legal notice or demand may be served by tendering it to any person thirteen years old or older, residing in or in possession of the Apartment; or by certified mail, addressed to the Tenant, return receipt requested; or by posting it upon the Apartment door, if no authorized person under the Lease is in possession of the Apartment.

**23. TENANTS REPRESENTATIONS AND PERSONAL CREDIT INFORMATION:** Tenant warrants that all representations, promises and warranties made by Tenant are accurate and true. Tenant understands that Lessor has acted in reliance on such information in the decision to Lease and continue Leasing the Premises to Tenant. If, at any time, any information provided by Tenant is revealed to be false, Lessor, at Lessor's sole option, may terminate this Lease by giving Tenant not less than 10 days prior written notice of such breach and specifying the date of termination. Tenant remains obligated for Rent and other Lease obligations in the event of such termination. In order to enforce Tenants obligations under the Lease, Lessor shall have the continuing authorization by Tenant, to run credit checks on Tenant. Tenant authorizes all banks, employers, landlords and other entities to release any and all personal information to the Lessor, its agents, employees and associates necessary for the purposes of enforcing the terms of this Lease. Tenant gives permission to Lessor, its agents, employees and associates to share Tenants personal information as deemed necessary in order to enforce the terms of this Lease.

**24. LIMITATIONS OF LESSOR LIABILITY:** Tenant agrees that, except as provided under applicable law and except for instances of negligence or willful misconduct of Lessor, its agents or employees, Lessor, its agents and employees shall not be liable for any damage to the person or property of Tenant or any other person occupying or visiting the Apartment or Building, sustained due to the Apartment or Building or any part thereof or any appurtenances thereof becoming out of repair (as example and not by way of limitation), due to damage caused by water, snow, ice, frost, steam, fire, sewerage, sewer gas or odors; heating, cooling, and ventilating equipment, bursting leaking pipes, faucets and plumbing fixtures; mechanical breakdown or failure; electrical failure; the misuse or non-operation of observation cameras or devices (if any), master or central television equipment and antennas (if any), cable television equipment (if any) or mailboxes; or due to the happening of any accident in or about the Building; or due to any act or neglect of any other tenant or occupant of the Building or any other person. Further, except as provided under applicable law, Lessor shall not be liable to Tenant for any damage to the person or property of Tenant sustained due to, arising out of, or caused by, the acts or omissions of any third party whether or not such third party is a tenant of the Building.

**25. REMEDIES CUMULATIVE, NON-WAIVER:**

A. All rights and remedies given to Tenant or to Lessor shall be distinct, separate, and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law.

B. No waiver of any breach or default of either party hereunder shall be implied from any omission by the party to take any action on account of a similar or different breach or default.

C. Except as expressly prohibited by law or ordinance, no express waiver shall affect any breach other than the breach specified in the express waiver and such express waiver shall be effective only for the time and to the extent therein stated.

**26. TENANTS WAIVER:** Tenant's covenant to pay rent is and shall be independent of each and every other covenant of this lease; provided however that nothing herein shall preclude Tenant from exercising any rights contained in the Chicago RLTO or prohibited by law or ordinance.

**27. RECEIPT OF REQUIRED DOCUMENTS:** By execution of this Lease, Tenant confirms and acknowledges that Tenant has received the following documents from Lessor:

A. A summary of the Chicago Residential Landlord and Tenant Ordinance; and

B. A copy of the Lead Paint Disclosure for Residential Lease;

C. A copy of the pamphlet *Protect Your Family from Lead in Your Home*.

**28. ADDITIONAL TENANT RESPONSIBILITIES:**

Tenant shall:

A. Pay all Rent when due;

B. Pay all monies owed Lessor when due;

C. Pay all costs or damages for repairs or replacement to the premises and building, cleaning, or other damages caused by Tenant or their guests;

D. Pay all costs for missing Smoke and/or CO detectors, plus 150.00 each;

E. Pay all collection fees, late charges and any other costs related to late rent;

F. Pay seventy five dollars for the costs associated with the preparation and delivery of all legal notices;

G. Place all garbage in sealed bags before placing in dumpsters. No garbage may be placed outside of dumpster. No dumping of furniture or other debris. Pay for removal costs for any debris placed in or near dumpsters that is not in sealed bags;

H. Move in and out through the rear or service stairs. If Tenant moves in or out through the front hallways and stairs Tenant will be assessed for any damage. Damage charges for moving through the front stairs and hallways will be a minimum of \$200.00 but may be more, depending on the extent of the damage.

**29. FORWARDING ADDRESS:** Tenant must notify Lessor of their forwarding address, IN WRITING, AT LESSOR'S OFFICE. All mail will be sent to Tenant at their written forwarding address. If Lessor does not receive a written forwarding address from Tenant, prior to the expiration of their Lease, all mail will be sent to Tenant at Tenant's last known address, (which is the Apartment address). All administrative costs incurred by Lessor due to Tenant's failure to provide a written forwarding address will be borne by Tenant. The administrative cost to Lessor of re-issuing any check as a result of Tenant's failure to provide a written forwarding address will be \$50.00 per check, to be paid by Tenant. Lessor may deduct re-issue fee(s) from any check(s) to be re-issued. It is assumed that Tenant has consented to such fees if a request is made to re-issue checks and no prior written forwarding address was provided to Lessor.

**30. DAMAGE AND CLEANING:** Upon the expiration of this Lease, Tenant shall entirely vacate the premises, including all storage areas and common areas of the property, of all personal property and return the apartment and premises to Lessor in broom swept condition. Any cleanup required due to Tenant's actions shall be charged at the minimum hourly rate of \$25 plus any additional costs of disposal.

**31. ALTERATIONS:** Tenant shall not paint or alter apartment under any circumstances. Any painting or other alterations made by Tenant shall be repainted and/or restored by Lessor at the minimum rate of \$30 dollars per person per hour for labor, materials and coordination.

**32. OTHER AGREEMENTS:**

A. The headings or captions of paragraphs are for identification purposes only and do not limit or construe the contents of the paragraphs.

B. Lessor as used herein shall refer to the person, partnership, corporation or trust herein above set forth in that capacity. Obligations and duties to be performed by Lessor may be performed by Lessor, its agents, employees or independent contractors. Only Lessor or its designated agent may amend or modify this Lease or Lessor's obligations hereunder.

C. All rights and remedies of Lessor under this Lease, or that may be provided by law, may be exercised by Lessor in Lessor's own name individually, or in Lessor's name by Lessor's agent. All legal proceedings for the enforcement of any such rights or remedies, including distress for rent, forcible detainer, and any other legal or equitable proceedings, may be commenced and prosecuted to final judgement and execution by Lessor, in Lessor's own name individually, or by agent of any Lessor who is a principal.

D. Tenant agrees that Lessor may at any time and as often as desired assign or re-assign all of its rights as Lessor under this Lease.

E. The words Lessor and Tenant as used herein shall be construed to mean plural where necessary and the necessary grammatical changes required to make the provisions hereof apply to corporations or persons, women or men, shall in all cases be assumed as though in each case fully expressed.

F. The obligations of two or more persons designated Tenant in this Lease shall be joint and several. If there be more than one party named as Tenant, other than children in a family, all must execute this Lease and any modification or amendment hereto.

G. Apartment used herein shall refer to the dwelling unit leased to Tenant.

H. Tenant's use of any storeroom, storage area, laundry room or parking space in or about the Building shall be as licensee only, and, unless specifically provided for otherwise in this Lease or by separate License, such license is granted without charge to Tenant and may be revoked by Lessor at any time. **Tenant agrees that Lessor shall not be liable for any loss or damage to or of any property placed in or on storeroom, storage area, laundry room or parking spaces. Tenant should not store or leave valuable items in such areas.** The termination of this Lease for any reason shall also serve to terminate Tenant's right to use such storeroom, storage area, laundry room or parking spaces.

I. Tenant authorizes Lessor to run credit checks from time to time, and to verify information given to Lessor prior to, during, and subsequent to the course of this Lease, for the purposes of collection of rent or other monies owed Lessor.

J. Building as used herein shall include the entire physical structure located at and about the address herein above stated, including machinery, equipment and appurtenances which are a part thereof, grounds, recreational areas and facilities, garages and out-buildings, and other apartment buildings which form a complex owned or operated as a single entity.

K. The invalidity or unenforceability of any provision hereof shall not affect or impact any other provision.

L. Tenant has not paid any monies to Lessor so secure the performance of any obligation under the Lease, Ordinance, Law or Statute. Any monies paid to Lessor have been fully earned by Lessor at the time of payment.

M. The term Chicago Residential Landlord and Tenant Ordinance or CRLTO as used herein shall mean the Chicago Residential Landlord and Tenant Ordinance (Chicago Municipal Code ch. 5-12) as the same has heretofore been and may from time to time hereafter be, amended. In the event of a conflict between the terms and provisions of this Lease and the terms and provisions of the Chicago Residential Landlord and Tenant Ordinance, the terms and provisions of the Chicago Residential Landlord and Tenant Ordinance (Chicago Municipal Code ch. 5-12) shall control.

**33. PROMISES OF THE PARTIES:** The terms and conditions contained herein shall be conclusively deemed the agreement between Tenant and Lessor and no modification, waiver or amendment of this Lease or any of its terms, conditions or covenants shall be binding upon the parties unless made in writing and signed by the party sought to be bound.

**34. CONFLICT:** In the event any of the terms or conditions in this Lease conflict with any governmental laws, ordinances or the CRLTO, the governmental laws, ordinances or the CRLTO shall prevail.

# City of Chicago Residential Landlord and Tenant Ordinance Summary & Disclosures

Security Deposit Interest Rates  
City of Chicago Residential Landlord and Tenant Ordinance  
Rate of Interest on Security Deposits  
Municipal Code Chapters 5-12-080, 5-12-081 and 5-12-170

- A landlord must give a tenant a receipt for a security deposit that includes the owner's name, the date it was received and a description of the dwelling unit. The receipt must be signed by the person accepting the security deposit.
- A landlord must pay interest each year on security deposits (eff. 11-6-86) and prepaid rent (eff. 1-1-92) held more than six months.
- The rate of interest that a landlord must pay is set each year by the City Comptroller (eff. 7-1-97).
- Before a landlord can deduct expenses for damages from the security deposit, the landlord must provide the tenant with an itemized statement of the damages within 30 days of the date the tenant vacates the dwelling unit.
- Within 45 days of the date the tenant vacates the dwelling unit, a landlord must return all security deposit and required interest, if any, minus unpaid rent and expenses for damages.
- In the event of fire, a landlord must return all security deposit and required interest, if any, minus unpaid rent and expenses for damages, within seven days from the date that the tenant provides notice of termination of the rental agreement (eff. 1-1-92).

Notice of Conditions Affecting Habitability pursuant to Chicago RLTO 5-12-100

## HERE CAN I GET A COPY OF THE ORDINANCE?

For a copy of the Ordinance, visit the Office of the City Clerk, Room 107, City Hall, 121 North LaSalle Street, Chicago, Illinois or view it at the Municipal Reference Library, Harold Washington Library, 5th Floor, 400 S. State Street, Chicago, Illinois..

IMPORTANT: IF YOU SEEK TO EXERCISE RIGHTS UNDER THE ORDINANCE, OBTAIN A COPY OF THE ENTIRE ORDINANCE TO DETERMINE APPROPRIATE REMEDIES AND PROCEDURES. CONSULTING AN ATTORNEY WOULD ALSO BE ADVISABLE.

FOR A COPY OF THE ORDINANCE, VISIT THE CITY CLERK'S OFFICE ROOM 107, CITY HALL, 121 N. LASALLE, CHICAGO, ILLINOIS.

Security Deposit Interest Rate	
01/01/2013 - 12/31/2013	0.023%
01/01/2014 - 12/31/2014	0.013%
01/01/2015 - 12/31/2015	0.010%
01/01/2016 - 12/31/2016	0.010%
01/01/2017 - 12/31/2017	0.010%

Building Insurance: Associated Agencies, Inc. 1701 Gold Rd, Rolling Meadows, IL 60008 847-724-8400
Building Manager: Also contact office at: 2320 N. Damen, Suite 1D, Chicago, IL 60647 773-862-5200
Person authorized to act for owner and building for purpose of receiving and receipting legal notices, demands, service of process: 2320 N. Damen, Suite 1D, Chicago, IL 60647, 773-862-5200

			Page 3 of 9



Rahm Emanuel  
Mayor

## CITY OF CHICAGO RESIDENTIAL LANDLORD AND TENANT ORDINANCE SUMMARY



At initial offering, this Summary of the ordinance must be attached to every written rental agreement and also upon initial offering for renewal. The Summary must also be given to a tenant at initial offering of an oral agreement, whether the agreement is new or a renewal. Unless otherwise noted, all provisions are effective as of November 6, 1986. {Mun. Code Ch. 5-12-170}

**IMPORTANT: IF YOU SEEK TO EXERCISE RIGHTS UNDER THE ORDINANCE, OBTAIN A COPY OF THE ENTIRE ORDINANCE TO DETERMINE APPROPRIATE REMEDIES AND PROCEDURES. CONSULTING AN ATTORNEY WOULD ALSO BE ADVISABLE. FOR A COPY OF THE ORDINANCE, VISIT THE CITY CLERK'S OFFICE ROOM 107, CITY HALL, 121 N. LASALLE, CHICAGO, ILLINOIS.**

### IMPORTANT NOTICE

**A message about porch safety:** The porch or deck of this building should be designed for a live load of up to 100 lbs. per square foot, and is safe only for its intended use. Protect your safety. Do not overload the porch or deck. If you have questions about porch or deck safety, call the City of Chicago non-emergency number, 3-1-1.

### WHAT RENTAL UNITS ARE COVERED BY THE ORDINANCE? {MUN. CODE CH. 5-12-010 & 5-12-020}

- Rental units with written or oral leases (including all subsidized units such as CHA, IHDA, Section 8 Housing Choice Vouchers, etc.)

#### EXCEPT

- Units in owner occupied buildings with six or fewer units.
- Units in hotels, motels, rooming houses, unless rent is paid on a monthly basis and unit is occupied for more than 32 days.
- School dormitory rooms, shelters, employee's quarters, non-residential rental properties.
- Owner occupied co-ops and condominiums.

### WHAT ARE THE TENANT'S GENERAL DUTIES UNDER THE ORDINANCE? {MUN. CODE CH. 5-12-040}

The tenant, the tenant's family and invited guests must comply with all obligations imposed specifically upon tenants by provision of the Municipal Code, applicable to dwelling units, including section 7-28-859:

- Buying and installing working batteries in smoke and carbon monoxide detectors within tenant's apartment.
- Keeping the unit safe and clean.
- Using all equipment and facilities in a reasonable manner.
- Not deliberately or negligently damaging the unit.
- Not disturbing other residents.

### LANDLORD'S RIGHT OF ACCESS {MUN. CODE CH. 5-12-050}

- A tenant shall permit reasonable access to a landlord upon receiving two days notice by mail, telephone, written notice or other means designed in good faith to provide notice.
- A general notice to all affected tenants may be given in the event repair work on common areas or other units may require such access.
- In the event of emergency or where repairs elsewhere unexpectedly require access, the landlord must provide notice within two days after entry.

### SECURITY DEPOSITS AND PREPAID RENT {MUN. CODE CH. 5-12-080 AND 5-12-081}

- A landlord must give a tenant a receipt for a security deposit including the owner's name, the date it was received and a description of the dwelling unit. The receipt must be signed by the person accepting the security deposit.
- However, if the security deposit is paid by means of an electronic funds transfer, the landlord has the option to give an electronic receipt. The electronic receipt must describe the dwelling unit, state the amount and date of the deposit, and have an electronic or digital signature. (eff. 10-8-10)
- However, the landlord may accept the payment of the first month's rent and the security deposit in one check or one electronic funds transfer and deposit such rent and security deposit into one account, if the landlord within 5 days of such acceptance transfers the security deposit into a separate account. (eff. 10-8-10)
- A landlord must hold all security deposits in a federally insured interest-bearing account in a financial institution located in Illinois. Security deposits and interest thereon shall not be commingled with the assets of the landlord.
- A written rental agreement must specify the financial institution where the security deposit will be deposited. If there is no written rental agreement, the landlord must in writing provide such information to the tenant within 14 days of the receipt of the security deposit. If the security deposit is transferred to another financial institution, the landlord must notify the tenant within 14 days of the transfer the name and address of the new financial institution. (eff. 10-8-10)


**SECURITY DEPOSITS AND PREPAID RENT {MUN. CODE CH. 5-12-080 AND 5-12-081} (cont.)**

- A landlord must pay interest each year on security deposits and prepaid rent held more than six months. (eff. 1-1-92)
- The rate of interest a landlord must pay is set each year by the City Comptroller. (eff. 7-1-97)
- Before expenses for damages can be deducted from the security deposit, the landlord must provide the tenant with an itemized statement of the damages within 30 days of the date the tenant vacates the dwelling unit.
- A landlord must return all security deposits and required interest, if any, minus unpaid rent and expenses for damages, within 45 days from the date the tenant vacates the unit.
- In the event of a fire, a landlord must return all security deposit and required interest, if any, minus unpaid rent and expenses for damages, within seven days from the date that the tenant provides notice of termination of the rental agreement. (eff. 1-1-92)
- In the event of a sale or any other disposition of residential real property by a landlord, the successor landlord is liable to the tenant for any security deposit or prepaid rent paid to the original landlord. The successor landlord must notify the tenant, in writing, within 14 days from the disposition that the deposit or prepaid rent was transferred to the successor landlord. The original landlord remains liable for the deposit or prepaid rent until the original landlord transfers the deposit or prepaid rent to the successor landlord and provides proper notice of such transfer to the tenant. (Mun. Code Ch. 5-12-080 (e) eff. 5-18-10)
- Subject to correcting a deficient amount of interest paid to a tenant on a security deposit if a landlord fails to comply with specified security deposit requirements the tenant shall be awarded damages in an amount equal to two times the security deposit plus interest. (eff. 10-8-10)

**WHAT ARE THE LANDLORD'S GENERAL DUTIES UNDER THE ORDINANCE?**

- To give tenant written notice of the owner's or manager's name, address and telephone number. {Mun. Code Ch. 5-12-090}
- Within seven (7) days of being served a foreclosure complaint an owner or landlord of a premises that is the subject of the foreclosure complaint shall disclose, in writing, to all tenants of the premises that a foreclosure action has been filed. The owner or landlord shall also notify of a foreclosure suit, in writing, before a tenant signs a lease. {Mun. Code Ch. 5-12-095 eff.11-05-08}
- To give new or renewing tenants notice of:
  - 1) Code citations issued by the City in the previous 12 months;
  - 2) Pending Housing Court or administrative hearing actions;
  - 3) Water, electrical or gas service shut-offs to the building during entire occupancy. {Mun. Code Ch. 5-12-100}
- To maintain the property in compliance with all applicable provisions of the Municipal Code. {Mun. Code Ch. 5-12-070}
- To not require a tenant to renew an agreement more than 90 days before the existing agreement terminates. (eff. 1-1-92) {Mun. Code Ch. 5-12-130 (i)}
- To provide a tenant with at least 30 days written notice if the rental agreement will not be renewed. If the landlord fails to give the required written notice, the tenant may remain in the dwelling unit for 60 days under the same terms and conditions as the last month of the existing agreement. (eff. 1-1-92) {Mun. Code Ch. 5-12-130 (j)}
- To not enforce prohibited lease provisions. {Mun Code Ch. 5-12-140}
- Bed Bugs-Education. For any rental agreement for a dwelling unit entered into or renewed after the effective date of this 2013 amendatory ordinance, prior to entering into or renewing such agreement, the landlord or any person authorized to enter into such agreement on his behalf shall provide to such tenant the informational brochure on bed bug prevention and treatment prepared by the department of health pursuant to section 7-28-860. {Mun Code Ch. 5-12-101}

**TENANT REMEDIES {MUN. CODE CH. 5-12-110}****Minor Defects**

- If the landlord fails to maintain the property in compliance with the Code and the tenant or the tenant's family or guests are not responsible for the failure, the tenant may:
  - 1) Request in writing that the landlord make repairs within 14 days, and if the landlord fails to do so the tenant may withhold an amount of rent that reasonably reflects the reduced value of the unit. Rent withholding begins from the fifteenth day until repairs are made; OR
  - 2) Request in writing that the landlord make repairs within 14 days and if the landlord fails to do so the tenant may have the repairs made and deduct up to \$500 or 1/2 of the month's rent, whichever is more, but not to exceed one month's rent. Repairs must be done in compliance with the Code. Receipt for the repairs must be given to the landlord and no more than the cost of the repairs can be deducted from the rent; and also
  - 3) File suit against the landlord for damages and injunctive relief.

**Major Defects**

- If the landlord fails to maintain the property in compliance with the Code, and the failure renders the premises not reasonably fit and habitable, the tenant may request in writing that the landlord make repairs within 14 days. If after 14 days repairs are not made, the tenant may immediately terminate the lease. Tenant must deliver possession and move out in 30 days or tenant's notice is considered withdrawn. (eff. 1-1-92)

**FAILURE TO PROVIDE ESSENTIAL SERVICES (HEAT, RUNNING OR HOT WATER, ELECTRICITY, GAS OR PLUMBING) {MUN. CODE CH. 5-12-110(f)}**

- If, contrary to the lease, an essential service is not provided, or if the landlord fails to maintain the building in material compliance with the Code to such an extent that such failure constitutes an immediate danger to the health and safety of the tenant, and the tenant or tenant's family or guests are not responsible for such failure, after giving written notice, the tenant may do ONE of the following:
  - 1) Procure substitute service, and upon presenting paid receipts to the landlord, deduct the cost from the rent; OR
  - 2) File suit against the landlord and recover damages based on the reduced value of the dwelling unit; OR
  - 3) Procure substitute housing and be excused from paying rent for that period. The tenant may also recover from the landlord the cost of substitute housing up to an amount equal to the monthly rent for each month or portion thereof; OR

			Page 5 of 9

- 4) Request that the landlord correct the failure within 24 hours and if the landlord fails to do so, withhold the monthly rent an amount that reasonably reflects the reduced value of its premises. Rent withholding cannot start until after the 24 hours expires and applies only to days past the 24-hour waiting period; OR (eff. 1-1-92)
- 5) Request that the landlord correct the failure within 72 hours and if the landlord fails to do so, terminate the rental agreement. If the rental agreement is terminated, the tenant must deliver possession and move out within 30 days or the notice of termination is considered withdrawn. (eff. 1-1-92)

**Note: Remedies 4) and 5) may not be used if the failure is due to the utility provider's failure to provide service.** For the purposes of this section only, the notice a tenant provides must be in writing, delivered to the address the landlord has given the tenant as an address to which notices should be sent. If the landlord does not inform the tenant of an address, the tenant may deliver written notice to the last known address of the landlord or by any other reasonable means designed in good faith to provide written notice to the landlord. (eff.1-1-92)

#### **FIRE OR CASUALTY DAMAGE {MUN. CODE CH. 5-12-110 (g)}**

- If a fire damages the unit to an extent that it is in material noncompliance with the Code and the tenant, tenant's family or guests are not responsible for the fire or accident, the tenant may:
  - 1) Move out immediately, but if this is done, the tenant must provide written notice to the landlord of the intention to terminate within 14 days after moving out.
  - 2) The tenant may stay in the unit, if it is legal, but if the tenant stays and cannot use a portion of the unit because of damage, the rent may be reduced to reflect the reduced value of the unit.
  - 3) If the tenant stays, and the landlord fails to diligently carry out the work, the tenant may notify the landlord, in writing, within 14 days after the tenant becomes aware that the work is not being diligently carried out, of the tenant's intention to terminate the rental agreement and move out.

#### **SUBLEASES {MUN. CODE CH. 5-12-120}**

- The landlord must accept a reasonable subtenant offered by the tenant without charging additional fees.
- If a tenant moves prior to the end of the rental agreement, the landlord must make a good faith effort to find a new tenant at a fair rent.
- If the landlord is unsuccessful in re-renting the unit, the tenant remains liable for the rent under the rental agreement, as well as the landlord's cost of advertising.

#### **WHAT HAPPENS IF A TENANT PAYS RENT LATE? {MUN. CODE CH. 5-12-140 (h)}**

- If the tenant fails to pay rent on time, the landlord may charge a late fee of \$10.00 per month on rents under \$500 plus 5 percent per month on that part of the rent that exceeds \$500.00 (i.e., for a \$450.00 monthly rent the late fee is \$10.00, for a \$700 monthly rent the late fee is \$10 plus 5% of \$200.00 or \$20.00 total) (eff. 1-1-92)

#### **WHAT HAPPENS IF A TENANT PAYS RENT DUE AFTER THE EXPIRATION OF THE TIME PERIOD SET FORTH IN A TERMINATION NOTICE? {MUN. CODE CH. 5-12-140 (g) CH. 5-12-130 (g)}**

- If the landlord accepts the rent due knowing that there is a default in payment, the tenant may stay.

#### **LANDLORD REMEDIES {MUN. CODE CH. 5-12-130}**

- If the tenant fails to pay rent, the landlord, after giving five days written notice to the tenant, may terminate the rental agreement.
- If the tenant fails to comply with the Code or the rental agreement, the landlord, after giving 10 days written notice to the tenant, may terminate the rental agreement if tenant fails to correct the violation.
- If the tenant fails to comply with the Code or the rental agreement, the landlord may request in writing that the tenant comply as promptly as conditions permit in the case of emergency, or within 14 days. If the breach is not corrected in the time period specified, the landlord may enter the dwelling unit and have the necessary work done. In this case, the tenant shall be responsible for all costs of repairs.

#### **LOCKOUTS {MUN. CODE CH. 5-12-160}**

This section applies to every residential rental unit in Chicago. There are no exceptions.

- It is illegal for a landlord to lock out a tenant, or change locks, or remove doors of a rental unit, or cut off heat, utility or water service, or to do anything which interferes with the tenant's use of the apartment.
- All lockouts are illegal and the Police Department is responsible for enforcement against such illegal activity. (eff. 1-1-92) (Police Special Order 93-12)
- The landlord shall be fined \$200 to \$500 for each day the lockout occurs or continues.
- The tenant may sue the landlord to recover possession of the unit and twice the actual damages sustained or two months' rent, whichever is greater.

#### **PROHIBITION ON RETALIATORY CONDUCT BY LANDLORD {MUN. CODE CH. 5-12-150}**

- A tenant has the right to complain or testify in good faith about their tenancy to governmental agencies or officials, police, media, community groups, tenant unions or the landlord. A landlord is prohibited from retaliating by terminating or threatening to terminate a tenancy, increasing rent, decreasing services, bringing or threatening to bring an eviction action, or refusing to renew a lease agreement.

#### **ATTORNEY'S FEES {MUN. CODE CH. 5-12-180}**

- Except in eviction actions, the prevailing plaintiff in any action arising from the application of this Ordinance shall be entitled to recover all court costs and reasonable attorney's fees. (eff. 1-1-92)

#### **WHERE CAN I GET A COPY OF THE ORDINANCE?**

- For a copy of the Ordinance, visit the Office of the City Clerk, Room 107, City Hall, 121 North LaSalle Street, Chicago, Illinois or view it at the Municipal Reference Library, Harold Washington Library, 5th Floor, 400 S. State Street, Chicago, Illinois.

*Approved by the City of Chicago, June 2013; summary revised 2016.*

11250-12

			Page 6 of 9





## RESIDENTIAL LANDLORD AND TENANT ORDINANCE

### Rate of Interest on Security Deposits

Municipal code chapters 5-12-080, 5-12-081 and 5-12-170

- A landlord must give a tenant a receipt for a security deposit that includes the owner's name, the date it was received and a description of the dwelling unit. The receipt must be signed by the person accepting the security deposit.
- A landlord must pay interest each year on security deposits (eff. 11-6-86) and prepaid rent (eff. 1-1-92) held more than six months.
- The rate of interest that a landlord must pay is set each year by the City Comptroller. (eff. 7-1-97)
- Before a landlord can deduct expenses for damages from the security deposit, the landlord must provide the tenant with an itemized statement of the damages within 30 days of the date the tenant vacates the dwelling unit.
- Within 45 days of the date the tenant vacates the dwelling unit, a landlord must return all security deposit and required interest, if any, minus unpaid rent and expenses for damages.
- In the event of fire, a landlord must return all security deposit and required interest, if any, minus unpaid rent and expenses for damages, within seven days from the date that the tenant provides notice of termination of the rental agreement. (eff. 1-1-92)

Under Chapter 5-12 of the Municipal Code of Chicago sections 5-12-081 and 5-12-082, the City Comptroller shall calculate and announce on the first business day of each year, the rate of interest to be paid on security deposits. As of January 1, 2017 based on information from the City Comptroller's Office, the interest rate to be paid on security deposits is 0.01%. The rate is based upon the average of the rates of interest of the following types of accounts at Chase Bank, which is the commercial bank having the most branches located in the City of Chicago: Savings Account 0.01 percent, insured Money Market 0.01 percent and Six-month Certificate of Deposit (based on a deposit of \$1,000) 0.01 percent.

#### SECURITY DEPOSIT INTEREST RATE

Jan. 1-Dec. 31, 2017: 0.01%

2016: 0.01%	2006: 1.71%
2015: 0.01%	2005: 1.01%
2014: 0.013%	2004: 0.42%
2013: 0.023%	2003: 0.52%
2012: 0.057%	2002: 0.83%
2011: 0.073%	2001: 3.10%
2010: 0.073%	2000: 2.71%
2009: 0.12%	1999: 2.63%
2008: 1.26%	1997: 3.38 %
2007: 1.68%	Pre-July '97: 5%

For a copy of the complete Residential Landlord and Tenant Ordinance, visit the Office of the City Clerk, Room 107, City Hall, 121 N. LaSalle St. For a copy of the Residential Landlord and Tenant Ordinance Summary, visit the Department of Planning and Development, City Hall, Room 1000.

Department of Planning & Development | 121 N. LaSalle St. | Room 1000 | Chicago, Illinois 60602 | [dpd@cityofchicago.org](mailto:dpd@cityofchicago.org)

[f](#) [t](#) [i](#) [@ChicagoDPD](#)

			Page 7 of 9



## ORDENANZA DE RESIDENCIAS PARA DUEÑOS E INQUILINOS (ARRENDATARIOS) Tarifa de Interes en Depositos de Seguridad

Codigo Municipal, Capitulo 5-12-080, 5-12-081 y 5-12-170

- El dueño del edificio (propietario) debe darle a su inquilino (arrendatario) un recibo por Depósito de Seguridad que incluya el nombre de la persona, la fecha cuando fue recibido y la descripción de la unidad (casa) que esta rentando. El recibo debe ser firmado por la persona aceptando el depósito de seguridad.
- El dueño del edificio debe pagar interes cada año en el depósito de seguridad (eff. 11-6-86) y renta en la prepagada (eff. 1-1-92) retenida por más de seis meses.
- La tarifa de interés que el dueño del edificio debe pagar es fijada cada año por el Controlador de la Ciudad. (eff. 7-1-97).
- Antes que el dueño del edificio pueda deducir los gastos por daños del deposito de seguridad, el dueño del edificio deberá proporcionar a su inquilino (arrendatario) una declaración detallada de los articulos dañados, dentro de los 30 dias de la fecha que el inquilino (arrendatario) deje vacante la unidad que rentaba.
- Dentro de los 45 dias de la fecha que el inquilino (arrendatario) deje vacante la unidad o casa, el dueño del edificio deberá devolver todos los depósitos de seguridad y el interés requerido, si lo hay, menos la renta sin pagar y los gastos por los daños.
- En el evento de fuego, el dueño del edificio deberá devolver todos los depósitos de seguridad y el interés requerido, si lo hay, menos la renta sin pagar y los gastos por daños, dentro de los siete dias en que el inquilino (arrendatario) proporcionó notificación de terminación del acuerdo de renta. (eff. 1-1-92)

Bajo el Capitulo 5-1 2 del Codigo Municipal de Chicago, secciones 5-12-081 y 5-12-082, el controlador de la Ciudad debera calcular y anunciar con el primer día de negocios de cada año, la tarifa de interés con la que los depósitos de seguridad serán pagados. Empezando Enero 1, del 2017 basado en la información de la Oficina del Controlador (City Comptroller's Office), la tarifa de interés en depósitos de seguridad es de 0.01 por ciento. Esta tarifa esta basada en un promedio del interés de las cuentas de ahorros regulares de los siguientes tipos de cuentas de Chase Bank, **el cual es el banco comercial que tiene mas sucursales localizadas en la Ciudad de Chicago**: Libras de Ahorros 0.01 por ciento; Dinero Asegurado por la Bolsa 0.01 por ciento; y Certificado de Deposito por seis meses (basado en depósitos de \$1,000) 0.01 por ciento.

### TARIFA DE INTERES DEPOSITO DE SEGURIDAD

Enero 1-Diciembre 31, 2017: 0.01%

2016: 0.01%	2009: 0.12%	2002: 0.83%
2015: 0.01%	2008: 1.26%	2001: 3.10%
2014: 0.013%	2007: 1.68%	2000: 2.71%
2013: 0.023%	2006: 1.71%	1999: 2.63%
2012: 0.057%	2005: 1.01%	1997: 3.38 %
2011: 0.073%	2004: 0.42%	Antes de Julio '97: 5%
2010: 0.073%	2003: 0.52%	

Para una copia de la Ordenanza de Residencias para Dueños e Inquilinos, visite la oficina del City Clerk, Cuarto 107, 121 N. LaSalle St. Para una copia del resumen de la Ordenanza de Residencias para Dueños e Inquilinos, visite DPD, 121 N. LaSalle St., Cuarto 1000.

Departamento de Desarrollo y Planificacion Urbana | 121 N. LaSalle St. | Cuatro 1000 | Chicago, Illinois 60602 | [dpd@cityofchicago.org](mailto:dpd@cityofchicago.org)

[f](#) [t](#) [i](#) [g](#) @ChicagoDPD




# *Chicago* Rents Right

**Good Tenants, Good Landlords, Great Neighborhoods!**

**For more information, please call 312-742-RENT (7368)**

			Page 9 of 9

- Enclose in a plastic bag any personal property that will be moved through any common area of the building, or stored in any other location.

#### **Are there any exemptions to these tenant responsibilities?**

Yes. The ordinance exempts tenants who live in an assisted living or shared housing establishment, or similar living arrangement, where the establishment is required to provide the tenant assistance with activities of daily living or mandatory services. In such cases, the landlord is responsible for making the necessary preparations and removing or disposing of any personal property.

#### **What penalties can a tenant face for not complying with these requirements?**

The ordinance allows the city to issue fines to tenants for not complying with these requirements. Fines can go as high as \$2,000 for a third offense. Landlords can not fine tenants.

#### **What are my rights as a tenant under this ordinance?**

Landlords can't retaliate against a tenant if the tenant:

- Complains of a bed bug infestation to a governmental agency elected representative or public official charged with responsibility for enforcement of a building, housing, health or similar code.
- Complains of a bed bug infestation to a community organization or to the news-media.
- Seeks the assistance of a community organization or the news-media to remedy a bed bug infestation.
- Asks the landlord to provide pest control measures.
- Testifies in court concerning any bed bug infestation.

#### **What are my landlord's responsibilities under this ordinance?**

Landlords have three main responsibilities under this ordinance:

- 1) Educate tenants about bed bugs by providing this brochure when tenants sign a new or renew an existing lease or other rental agreement.
- 2) Notify tenants prior to any inspection or treatment of their apartment for bed bugs and provide instructions for preparing the apartment.
- 3) Get rid of the bed bug infestation by providing pest control services by a pest management professional.

#### **How much time does a landlord have to provide a pest management professional?**

The ordinance allows landlords up to 10 days to have a pest management professional come to inspect your apartment.

#### **Does the ordinance require any specific type of inspection or treatment?**

If bed bugs are in an apartment, there is a chance they may be found in additional apartments in that same building, especially those closest to the apartment with the bed bugs. As a result, the apartments on either side and directly above and below the apartment with the bed bugs need to be inspected and if necessary, treated. Treatment will only occur if bed bugs are found.

#### **Do these requirements apply to condominiums or cooperative building?**

Yes, but only to units that are being rented.

#### **What penalties can a landlord face for not complying with these requirements?**

The ordinance allows the city to issue fines to landlords for not complying with these requirements. Fines can go as high as \$2,000 for a third offense.

#### **What should I do if my landlord is not responsive?**

If you suspect there are bed bugs in your apartment, call your landlord immediately and follow-up in writing. Give your landlord up to 10 days to have a pest management professional come to inspect your apartment. If your landlord is not responsive, call 311 and file a complaint.

Additional information, including a copy of the ordinance, can be found at:

[www.cityofchicago.org/health](http://www.cityofchicago.org/health)

Follow us on Twitter & Facebook

 @ChiPublicHealth

 /ChicagoPublicHealth



## **Preventing BEDBUG** Infestations in Apartments





Bed bugs can be found in homes, apartments, hotels, schools, dormitories, shelters, offices and other places. This brochure provides information on bed bugs and what you should do if you have or suspect you have a bed bug infestation in your apartment. It also describes your rights and responsibilities as a tenant.

#### **Why is this brochure being provided to me?**

In 2013, the City of Chicago passed an ordinance to help address the growing problem of bed bugs. This ordinance provides that landlords and tenants share the responsibility in preventing and controlling bed bug infestations. Further, the ordinance requires that landlords provide an informational brochure on bed bugs to tenants. This informational brochure, developed by the Chicago Department of Public Health, is intended to meet this requirement.

#### **What are bed bugs?**

Bed bugs are small, flat, wingless insects. They feed on blood and can be a nuisance for individuals. They are named for their tendency to live on mattresses or other parts of a bed.

#### **What do bed bugs look like?**

Adult bed bugs are roughly the size, shape and color of an apple seed: 1/4 of an inch in length and light or reddish-brown in color. Immature forms of bed bugs are smaller and lighter in color. Eggs are tiny and white. You should be able to see the adult form with your naked eye, but may need a magnifying glass to see the immature forms or eggs. Please refer to the website listed at the end of this brochure for pictures of bed bugs.

#### **Where do bed bugs live?**

Bed bugs can be found anywhere people sleep, sit or lay down. They can be found on mattresses and box springs, especially near the piping, seams and tags, and in cracks and crevices of head boards and bed frames. They can also be found in other furniture, especially in the seams and zippers of chairs and couches, in the folds of curtains, in drawer joints, in electrical outlets, behind picture frames and in other tight spaces.

#### **How can bed bugs get into an apartment?**

Bed bugs can get into an apartment by hitching a ride on mattresses or other bedding, furniture, clothing and baggage. Once in an apartment, they can crawl from one room to another, or get into an adjacent

apartment by crawling through small cracks or holes in walls or ceilings or under doors. Because bed bugs do not have wings, they cannot fly into or around your apartment.

#### **What can I do to prevent bed bugs from Bed Bugs from getting into my apartment?**

Bed bugs can be found most anywhere, so ALWAYS be aware of your surroundings. Always check furniture and bedding, especially those bought secondhand, for signs of bed bugs before you buy them. NEVER bring items that someone else has disposed of into your apartment, as these items may be infested with bed bugs. When returning home from travel within or from outside the U.S., ALWAYS inspect your luggage carefully for signs of bed bugs before you bring the luggage into your apartment.

#### **What else can I do to prevent a bed bug infestation?**

Reduce clutter, especially in bedrooms. Store unused items in sealed containers or plastic bags. Wash and dry bedding often. Check beds and furniture for signs of bed bugs. Purchase mattress and box spring covers.

#### **Do bed bugs transmit disease?**

No, bed bugs are not known to transmit disease.

Are there other health concerns related to bed bugs?

Yes. Their bites, like those of other insects, may cause an allergic reaction with swelling, redness and itching. Their presence may cause people to be anxious and lose sleep.

#### **How do I know if I have a bed bug infestation in my apartment?**

Though bites may be an indicator of a bed bug infestation, they are generally a poor one as not all people will react to bed bug bites or the bites may be due to other reasons. The best indication of an infestation is to look for physical signs of bed bugs such as live or dead bed bugs, eggs or eggshells or tiny dark spots or reddish stains on mattresses or other places where bed bugs live.

#### **What should I do if I suspect there are bed bugs in my apartment?**

Under this ordinance, tenants MUST call their landlord immediately then follow-up in writing. Tenants SHOULD NOT try to get rid of the bed bugs by applying chemicals, "bug bombs" or pesticides as these do not work and could make you, your family or neighbors sick. Once a tenant has notified the landlord, wait for additional instructions from the

landlord and pest management professional. Prompt notification and treatment will help prevent the further spread of bed bugs.

#### **Should I dispose of bedding, clothing or other materials that may be infested?**

Disposing of these items is probably not necessary unless directed by a pest management professional. If there are items that do need to be disposed of, do so carefully by sealing them in plastic bags so as to not spread bed bugs further. The ordinance prohibits the recycling of any bed bug infested materials and requires that any bed bug infested materials be totally enclosed in a plastic bag and labeled as being infested with bed bugs when disposed.

#### **What should I do with any linens or clothes that may be infested?**

- Wash all linen and other infested materials (including clothing) in hot water, then after drying the clothes, keep them) in the dryer and dry for an additional 20 minutes on the highest setting.
- Put un-washable or "dry clean only" materials in the dryer on the highest setting for at least 20 minutes.
- If you have to launder in a common area of the building or at a laundromat, make sure all items are enclosed in a bag before leaving your apartment to prevent the further spread of bed bugs.
- Once all these materials are laundered and dried, seal them in clean bags so bed bugs can't reinfest them.

#### **What are my responsibilities as a tenant under this ordinance?**

Tenants have two main responsibilities under this ordinance:

- 1) Notify your landlord within 5 days of suspecting a bed bug infestation;
- 2) Cooperate with the landlord by adhering to the following:
  - Don't interfere with an inspection or with a treatment
  - Grant access to your apartment for an inspection or a treatment.
  - Make the necessary preparations, as instructed by your land-lord or a pest management professional,
  - Dispose of any items that a pest management professional has determined can not be treated or cleaned.



### ¿Hay alguna exención a estas responsabilidades del inquilino?

Sí. El decreto exime a los inquilinos que viven en establecimientos de vida asistida o en viviendas compartidas o en arreglos de vivienda similares, en los que el establecimiento tiene obligación de proporcionar ayuda al inquilino con las actividades de la vida diaria o los servicios obligatorios. En esos casos, el propietario es responsable de hacer los arreglos necesarios y eliminar o desechar cualquier artículo personal.

### ¿Qué sanciones puede enfrentar un inquilino si no cumple con estos requisitos?

El decreto permite a la ciudad multar a los inquilinos por no cumplir con estos requisitos. Las multas pueden ser hasta de \$2,000 por una tercera falta. Los propietarios no pueden multar a los inquilinos.

### ¿Cuáles son mis derechos como inquilino según este decreto?

Los propietarios no pueden tomar represalias contra el inquilino si el inquilino:

- Se queja de una infestación de chinches de la cama con un representante electo de una agencia del gobierno o con un funcionario público responsable del cumplimiento del código de construcción, vivienda, salud y similares.
- Se queja de infestación de chinches de la cama en una organización comunitaria o los medios noticiosos.
- Busca ayuda en una organización comunitaria o en los medios noticiosos para solucionar el problema de infestación de chinches de la cama.
- Pide al propietario que proporcione las medidas de control de plagas.
- Testifica en un tribunal respecto a una infestación de chinches de la cama.

### ¿Cuáles son las responsabilidades del propietario según este decreto?

Los propietarios tienen tres responsabilidades principales según este decreto:

- 1) Educar a los inquilinos sobre las chinches de la cama proporcionando este folleto cuando los inquilinos firmen o renueven un contrato de arrendamiento u otro acuerdo de alquiler.
- 2) Notificar a los inquilinos antes de las inspecciones o el tratamiento de su apartamento por infestación de chinches de la cama y proporcionar instrucciones para la preparación del apartamento.
- 3) Eliminar la infestación de las chinches de la cama proporcionando los servicios de control de plagas de un profesional en control de plagas.

### ¿Cuánto tiempo tiene el propietario para proporcionar los servicios del profesional de control de plagas?

El decreto permite a los propietarios hasta 10 días para llevar al profesional de manejo de plagas para que inspeccione su apartamento.

### ¿Exige el decreto un tipo específico de inspección o tratamiento?

Si las chinches de la cama están en un apartamento, hay probabilidad de que se encuentren en otros apartamentos en el mismo edificio, especialmente en los más cercanos al apartamento infestado. Como resultado, los apartamentos de ambos lados y directamente arriba y abajo del apartamento infestado con chinches de la cama deben ser inspeccionados y si es necesario tratados. El tratamiento solo se hará si se encuentran chinches de la cama.

### ¿Se aplican estos requisitos a los condominios o edificios de cooperativas?

Sí, pero solo las unidades alquiladas.

### ¿Qué sanciones puede enfrentar un propietario si no cumple con estos requisitos?

El decreto permite que la ciudad sancione a los propietarios por no cumplir con estos requisitos. Las multas pueden ser hasta de \$2,000 por una tercera falta.

### ¿Qué debo hacer si el propietario no responde?

Si sospecha que hay chinches de la cama en su apartamento, llame al propietario inmediatamente y dele seguimiento por escrito. Permita al propietario hasta 10 días para llevar al profesional de manejo de plagas para que inspeccione su apartamento. Si el propietario no responde, llame al 311 y presente una queja.

Puede encontrar información adicional, incluyendo una copia del decreto en:

[www.cityofchicago.org/health](http://www.cityofchicago.org/health)

Síganos en Twitter y Facebook



@ChiPublicHealth



/ChicagoPublicHealth

# Prevenir las Chinches

Infestaciones en los Apartamentos





Las chinches de la cama se pueden encontrar en casas, apartamentos, hoteles, escuelas, dormitorios, albergues, oficinas y otros lugares. Este folleto proporciona información sobre las chinches de la cama y lo que debe hacer si sospecha que tiene una infestación de chinches de la cama en su apartamento. También describe sus derechos y responsabilidades como inquilino.

### **¿Por qué me dan este folleto?**

En 2013, la ciudad de Chicago aprobó un decreto para ayudar a tratar el creciente problema de las chinches de la cama. Este decreto establece que los propietarios y los inquilinos comparten la responsabilidad de prevenir y controlar las infestaciones de chinches de la cama. Además, el decreto requiere que los propietarios proporcionen a los inquilinos un folleto con información sobre las chinches de la cama. Este folleto informativo, desarrollado por el Departamento de Salud Pública del Chicago (Chicago Department of Public Health) tiene el propósito de cumplir con este requisito.

### **¿Qué son las chinches de la cama?**

Las chinches de la cama son insectos pequeños, planos, sin alas. Se alimentan de sangre y pueden ser una molestia para las personas. Se llaman así por su tendencia a vivir en los colchones y otras partes de la cama.

### **¿Qué aspecto tienen las chinches de la cama?**

Las chinches de la cama adultas son aproximadamente del tamaño, forma y color de una semilla de manzana: 1/4 de pulgada de largo y de color café rojizo o claro. Las formas inmaduras de las chinches de la cama son más pequeñas y de color más claro. Los huevos son pequeños y blancos. Las formas adultas se pueden ver a simple vista, pero es posible que necesite una lupa para ver las formas inmaduras o los huevos. Consulte el sitio web que se indica al final del folleto para ver imágenes de las chinches de la cama.

### **¿En dónde viven las chinches de la cama?**

Las chinches de la cama se encuentran en cualquier lugar que las personas usen para dormir, sentarse o acostarse. Se pueden encontrar en colchones y somieres, especialmente cerca de los bordes, costuras y etiquetas y en las rajaduras y ranuras de las cabeceras y marcos de las camas. También se pueden encontrar en otros muebles, especialmente en las costuras y cierres de sillas y sillones, en los ruedos de las cortinas, en las uniones de las gavetas, en los tomacorrientes eléctricos, detrás de los marcos de cuadros y otros lugares estrechos.

### **¿Cómo pueden entrar las chinches de la cama a mi apartamento?**

Las chinches de la cama pueden entrar en un colchón u otros accesorios de cama, muebles, ropa de cama y maletas que lleve a su apartamento. Una vez en el apartamento, pueden desplazarse de una habitación a otra o pasar a un apartamento contiguo a través de pequeñas ranuras o agujeros en las paredes o cielos

falsos y debajo de las puertas. Debido a que las chinches de la cama no tienen alas, no pueden volar para entrar o dentro de su apartamento.

### **¿Qué puedo hacer para evitar que las chinches de la cama entren a mi apartamento?**

Las chinches de la cama se encuentran casi en cualquier lugar, por eso SIEMPRE esté al tanto de sus alrededores. Siempre revise los muebles y camas, especialmente si son de segunda mano, para detectar señales de chinches de la cama, antes de comprarlos. NUNCA lleve a su apartamento artículos que alguien haya descartado, porque pueden tener infestación de chinches de la cama. Cuando regrese a su casa después de un viaje dentro o fuera de los Estados Unidos, SIEMPRE inspeccione cuidadosamente el equipaje para detectar cualquier señal de chinches de la cama antes de llevarlo adentro de su apartamento.

### **¿Qué más puedo hacer para evitar la infestación de chinches de la cama?**

Reducir el desorden, especialmente en los dormitorios. Guarde los artículos que no use en recipientes sellados o bolsas plásticas. Lave y seque la ropa de cama con frecuencia. Revise las camas y muebles para ver si tienen chinches de la cama. Compre cobertores para sus colchones y somier.

### **¿Transmiten enfermedades las chinches de la cama?**

No, las chinches de la cama no transmiten enfermedades.

### **¿Hay otros problemas de salud relacionados con las chinches de la cama?**

Sí. Sus picaduras, como las de los insectos, pueden causar reacción alérgica, hinchazón, enrojecimiento y picazón. Su presencia puede causar ansiedad y pérdida de sueño a las personas.

### **¿Cómo sé si tengo infestación de chinches de la cama en mi apartamento?**

Aunque las picaduras pueden ser un indicador de infestación de chinches de la cama, en general no son muy indicativas porque no todas las personas tienen reacción a las picaduras de las chinches de la cama o las picaduras pueden ser de otro origen. La mejor indicación de la infestación es buscar señales físicas de las chinches de la cama, como las chinches de la cama vivas o muertas, huevos o cascarones o pequeños puntos oscuros o rojizos en el colchón u otros lugares en donde viven las chinches de la cama.

### **¿Qué debo hacer si sospecho que hay chinches de la cama en mi apartamento?**

Según este decreto, los inquilinos DEBEN llamar al propietario inmediatamente y luego dar seguimiento por escrito. Los inquilinos NO DEBEN tratar de eliminar las chinches de la cama aplicando químicos, "bombas contra mosquitos" ni pesticidas,

porque no funcionan y podrían enfermarlo a usted, a su familia o a los vecinos. Una vez el inquilino haya notificado al propietario, debe esperar instrucciones adicionales del propietario y del profesional de control de plagas. El pronto aviso y tratamiento ayuda a prevenir la propagación de las chinches de la cama.

### **¿Debo descartar las camas, ropa de cama u otros materiales que puedan estar infestados?**

Probablemente no sea necesario descartar estos artículos, a menos que el profesional de control de plagas lo indique. Si hay artículos que deben descartarse, hágalo con cuidado, sellándolos con bolsas de plástico para que no se propaguen más las chinches de la cama. Este decreto prohíbe reciclar los materiales infestados con chinches de la cama y exige que se cubran completamente con plástico y se rotulen como materiales infestados con chinches de la cama cuando se desechen.

### **¿Qué debo hacer con la ropa o ropa blanca infestada?**

- Lave toda la ropa blanca y otros materiales infestados (incluso la ropa) con agua caliente y después de secarlos, manténgalos en la secadora durante 20 minutos adicionales en la graduación más alta.
- Ponga los materiales no lavables o de lavado en seco en la secadora en la graduación más alta por lo menos durante 20 minutos.
- Si tiene que lavar en un área común del edificio o en una lavandería, asegúrese que todos los artículos están en una bolsa cerrada antes de salir de su apartamento para prevenir la propagación de las chinches de la cama.
- Una vez todos estos materiales se laven y sequen, séllelos en bolsas limpias para que las chinches de la cama no los vuelvan a infestar.

### **¿Cuáles son mis responsabilidades como inquilino según este decreto?**

Los inquilinos tienen dos responsabilidades principales según este decreto:

- 1) Notificar al propietario en un plazo de 5 días después de la sospecha de infestación de chinches de la cama;
- 2) Colaborar con el propietario haciendo lo siguiente:
  - No interferir con una inspección ni un tratamiento.
  - Hacer los preparativos necesarios, según las instrucciones del propietario o de un profesional de manejo de plagas, antes de una inspección o tratamiento.
  - Desechar todos los artículos que el profesional de manejo de plagas determine que no pueden ser tratados o limpiados.
  - Encerrar en bolsa plástica cualquier artículo personal que se vaya a trasladar por las áreas comunes del edificio o almacenar en otro sitio.



- 请勿干扰检查或治理。
- 允许人员进入您的公寓进行检查或治理。
- 按照业主或病虫害治理专家的指示，请在检查或治理前做好必要的准备。
- 对于任何被病虫害治理专家最终视为无法治理或者清洗的物品进行丢弃处理。
- 将要经建筑物公共区域搬运或要存放在其他位置的任何个人财产封入塑料袋内。

### 租户是否拥有任何责任豁免？

是。对于居住在辅助生活型住房或共享住宅或类似生活环境中，其住所须为其提供日常生活活动援助或强制性服务的租户，该法令豁免其责任。在这种情况下，业主需要负责做好必要准备，搬运或丢弃任何个人财产。

### 若不遵守上述要求，租户会面临何种惩罚？

若租户不遵守上述要求，根据该法令，市政府可向其开具罚单。如若屡犯不改，罚款金额可高达 2,000 美元。业主无权向租户开具罚单。

### 根据本法令，作为租户我拥有哪些权利？

对于以下情况，业主不可对租户进行打击报复：

- 就臭虫入侵问题，向政府机构民意代表或者担负建筑物、住宅、健康或者其他类似法令执法责任的公职人员进行投诉。
- 就臭虫入侵问题，向社区组织或者新闻媒体投诉。
- 向社区组织或者新闻媒体寻求帮助，以对臭虫入侵采取补救措施。
- 要求业主提供病虫害防治措施。
- 就臭虫入侵的任何相关问题，出庭作证。

### 根据本法令，业主应该承担哪些责任？

根据本法令，业主主要承担以下三方面的责任：

- 1) 当租户新签订、续签租约或者其他租赁协议时，需向租户提供本手册，以帮助其了解臭虫相关知识。
- 2) 因臭虫问题对公寓进行检查和治理前，需要告知租户并向其提供公寓准备工作说明。
- 3) 通过病虫害治理专家提供的病虫害防治服务消除臭虫入侵。

### 业主需要在多久之后提供病虫害治理专家服务？

该法令允许业主在约 10 天以内提供病虫害治理专家服务。

### 该法令是否要求提供任一特定检查或者治理措施？

如果在公寓中发现臭虫，在本栋建筑物的其他公寓，尤其是与之最相邻的公寓中也会出现臭虫的踪迹。因此，该公寓侧临以及正上方和正下方的公寓均需要进行检查。若有必要，还需要采取治理措施。仅在发现臭虫时才会采取治理措施。

### 上述要求是否适用于托管公寓或者合作建筑物？

是，但是只适用于正在租用的住房单元。

### 若不遵守上述要求，业主会面临何种惩罚？

若业主不遵守上述要求，根据该法令，市政府可向其开具罚单。如若屡犯不改，第三次的罚款金额可高达 2,000 美元。

### 如果业主对我所提问题未作任何回应，该怎么办？

如果您怀疑公寓中出现臭虫，请立即打电话告知业主，然后以书面形式进行跟进。请给予业主约 10 天的时间，联系病虫害治理专家进入公寓进行检查。如果业主未作回应，请拨打 311 进行投诉。

欲获得 更多信息，包括法令副本，请访问：

[www.cityofchicago.org/health](http://www.cityofchicago.org/health)

在 Twitter 和 Facebook 上关注我们



@ChiPublicHealth



/ChicagoPublicHealth



## 入侵公寓





**在**住宅、公寓、酒店、学校、宿舍、庇护所、办公室以及其他地方均能见到臭虫的踪影。本手册将介绍臭虫的相关信息，并为您提供当公寓中出现或者怀疑出现臭虫时的解决方法。本手册还将详细阐述租户所享有的权利和需要承担的义务。

### 为何提供本手册？

在 2013 年，芝加哥市通过一项法令以帮助解决臭虫蔓延日益严重的问题。该法令规定，业主和租户共同承担预防与控制臭虫入侵的责任。另外，该法令要求业主向租户提供与臭虫相关的信息手册。所涉信息手册由芝加哥公共卫生局 (Chicago Department of Public Health) 发布，旨在满足上述要求。

### 什么是臭虫？

臭虫是一种体型较小、身体扁平的无翅昆虫。他们吸食血液，会对个人造成滋扰。臭虫因喜爱栖息于床褥或者床的其他部位而得名。

### 臭虫的外形如何？

成年臭虫的大小、形状和颜色与苹果籽类似：身体长约 1/4 英寸，呈浅色或红褐色。未成年臭虫的身体更小、颜色也更浅。虫卵极其微小，呈白色。对于成年臭虫，肉眼便可观察到；而对于未成年臭虫或虫卵，则可能需要借助放大镜才能看清楚。请参阅本手册末尾所列出的网站，查看臭虫的真实图片。

### 臭虫在何处生存？

臭虫会在人们起居的任何地方出现。它们会出现在床褥和弹簧床垫上（尤其是弹簧管、接缝和标签附近），以及头板和床架的裂缝和缝隙之中。其他家具（特别是椅子和沙发的接缝和拉链处）、窗帘褶皱处、抽屉连接处、电源插座、相框背面以及其他狭小的空间也是臭虫经常出没的场所。

### 臭虫如何进入公寓中？

臭虫可以随床褥或其他床上用品、家具、衣服和行李搬运而入。一旦进入公寓，它们会从一个房间爬行至另一个房间，或者通过墙壁、天花板、门下方的小裂缝或孔洞爬行到相邻的公寓。由于没有翅膀，因此它们不会飞入公寓或者绕公寓飞行。

### 如何阻止臭虫进入公寓之中？

臭虫几乎无处不在，因此需要时刻关注周围状况。请务必在购买前检查家具和床上用品（尤其是对于二手商品）是否带有臭虫迹象。绝不将别人已经丢弃的物品带回公寓，因为这些物品可能已经被臭虫侵扰。在美国境内或者境外旅行回到家后，在将行李搬进公寓之前，请务必仔细检查行李是否带有臭虫迹象。

### 阻止臭虫入侵的其他方式有哪些？

减少乱摆乱放，尤其是卧室内。使用密封的容器或塑料袋存放闲置物品。经常保持床上用品的清洁与干燥。检查床和家具是否有出现臭虫的迹象。购买床褥罩或者弹簧床垫套。

### 臭虫是否会传播疾病？

不会，据了解臭虫不会传播疾病。

### 臭虫是否与其他健康问题相关？

是。与其他类似昆虫一样，臭虫叮咬可能会引起肿胀、发红和瘙痒等过敏反应。臭虫的出现可能会引起人们的焦虑和失眠。

### 如何判断公寓是否已遭臭虫入侵？

虽然叮咬可能是臭虫入侵的标志，然而此标志的警示作用却微不足道，因为并不是所有的人皆会对叮咬作出反应或者可能是其他原因造成叮咬。判定臭虫入侵的最佳标志是搜寻其物理迹象，如存活或死去的臭虫、虫卵、卵壳，或者床垫或其他栖息地的微小黑斑或微红污渍。

### 如果在公寓中发现臭虫，该如何处理？

根据上述法令，租户必须立即打电话告知业主，然后以书面形式进行跟进。租户不应该试图应用化学品、“杀虫剂”或农药来消灭臭虫，因为这些方法毫无效果且会让您、您的家人或邻居生病。租户通知业主后，请等待业主和病虫害治理专家的进一步指示。及时通知和治理将有助于防止臭虫的进一步蔓延。

### 我是否应该丢弃可能被臭虫感染的床上用品、衣物或其他物品？

可能没有必要丢弃这些物品，除非接收到病虫害治理专家的指示。如果有物品需要丢弃，请务必仔细将其密封在塑料袋中，以避免臭虫的进一步传播。该法令禁止对任何遭受臭虫入侵的物品进行回收，并要求任何遭受臭虫入侵的物品必须完全封闭在塑料袋中，且在丢弃时标示已受臭虫入侵。

### 应该如何处理可能受臭虫入侵的床单或者衣物？

- 请在热水中清洗所有床单和其他已遭受入侵物品（包括衣物），然后在烘干之后，将其放置在烘干机中并在最高温度设置下额外持续干燥 20 分钟。
- 将不宜水洗或者“仅可干洗”的物品放置在烘干机中，并在最高温度设置下至少烘干 20 分钟。
- 如果您需要在建筑物的公共区域或者洗衣店内清洗物品，请在离开公寓前，确保将所有的物品密封在袋子中，以防止臭虫的进一步蔓延。
- 物品被清洗和干燥后，请将其密封在清洁袋内，以避免臭虫的再次入侵。

### 根据本法令，作为租户我应该承担哪些责任？

根据本法令，租户主要承担以下两方面的责任：

- 1) 在怀疑臭虫入侵的 5 天之内通知业主；
- 2) 秉承以下原则，与业主进行合作：



- Należy zabezpieczyć w szczelnie zamykanych plastikowych torebkach wszelkie rzeczy osobiste, które będą przenoszone w ogólnodostępnych pomieszczeniach budynku lub przechowywane w innym miejscu.

### Czy występują odstępowstwa od tych obowiązków lokatorów?

Tak. Zarządzenie zwalnia z obowiązków lokatorów, którzy mieszkają w domach opieki lub budynkach zbiorowego zamieszkania bądź podobnych budynkach, w przypadku których odpowiednie służby są zobowiązane do zapewnienia opieki lokatorom w codziennych potrzebach życiowych oraz świadczenia wymaganych usług. W takich przypadkach właściciel lokalu jest odpowiedzialny za poczynienie niezbędnych przygotowań oraz usuwanie lub wyrzucanie rzeczy osobistych.

### Jakie kary mogą być nałożone na lokatorów za nieprzestrzeganie powyższych wymogów?

Zgodnie z zarządzeniem władze miejskie mogą nałożyć na lokatorów kary grzywny za nieprzestrzeganie powyższych wymogów. Kara grzywny może wynosić nawet 2 000 USD, jeśli jest to trzecie z rzędu wykroczenie. Właściciele lokali nie mogą nakładać na lokatorów kary grzywny.

### Jakie są prawa lokatorów na mocy tego zarządzenia?

Właściciele lokali nie mogą podejmować kroków odwetowych skierowanych przeciwko lokatorom, jeśli lokator:

- złożył skargę w związku z plagą pluskiew do wyznaczonego przedstawiciela agencji rządowej lub urzędnika państwowego odpowiedzialnego za egzekwowanie przepisów dotyczących budynków, osiedli mieszkaniowych, zdrowia i podobnych kwestii;
- złożył skargę w związku z plagą pluskiew w organizacji samorządowej lub poinformował o tym media;
- poszukuje wsparcia ze strony organizacji samorządowej lub mediów w zwalczaniu plagi pluskiew;
- poprosił właściciela lokalu o podjęcie działań mających na celu zwalczanie pluskiew.
- złożył zeznania w sądzie w związku z plagą pluskiew.

### Jakie są obowiązki właściciela lokalu na mocy tego zarządzenia?

Na mocy zarządzenia właściciele lokali muszą spełnić trzy podstawowe obowiązki:

- 1) pouczyć lokatorów na temat pluskiew poprzez udostępnienie niniejszej broszury w chwili podpisania nowej umowy najmu lub innej umowy dzierżawy bądź przedłużenia takiej umowy;
- 2) powiadomić lokatorów przed inspekcją lub podjęciem działań mających na celu zwalczanie pluskiew w ich mieszkaniu w związku z plagą pluskiew oraz udzielić instrukcji w zakresie przygotowania mieszkania;

- 3) pozbyć się plagi pluskiew w ramach działań mających na celu zwalczanie szkodników poprzez skorzystanie z usług odpowiednich specjalistów.

### Ile czasu ma właściciel na zorganizowanie usług specjalisty ds. zwalczania szkodników?

Zgodnie z zarządzeniem właściciele lokali mają 10 dni na zorganizowanie inspekcji specjalisty w mieszkaniu.

### Czy zgodnie z zarządzeniem wymagany jest określony typ inspekcji lub działań mających na celu zwalczanie pluskiew?

Jeśli w danym mieszkaniu wykryto pluskwy, istnieje duże prawdopodobieństwo, że mogą one występować również w innych mieszkaniach w budynku, szczególnie w mieszkaniach sąsiednich. Dlatego należy skontrolować mieszkania po obu stronach zapluskwionego mieszkania, a także mieszkania nad i pod nim oraz, w razie potrzeby, należy podjąć odpowiednie działania mające na celu zwalczanie pluskiew. Działania mające na celu zwalczanie pluskiew należy podejmować wyłącznie, gdy stwierdzono występowanie pluskiew.

### Czy takie wymogi mają zastosowanie w przypadku mieszkań własnościowych lub spółdzielni mieszkaniowych?

Tak, ale wyłącznie w przypadku najmowanych lokali.

### Jakie kary mogą być nałożone na właścicieli lokali za nieprzestrzeganie powyższych wymogów?

Zgodnie z zarządzeniem władze miejskie mogą nałożyć na właścicieli kary grzywny za nieprzestrzeganie powyższych wymogów. Kary grzywny mogą wynosić nawet 2 000 USD, jeśli jest to trzecie z rzędu wykroczenie.

### Co należy zrobić, jeśli właściciel lokalu nie reaguje?

W razie podejrzenia, że w mieszkaniu pojawiły się pluskwy, należy niezwłocznie powiadomić właściciela telefonicznie, a następnie pisemnie. Właściciel lokalu ma 10 dni na zorganizowanie inspekcji specjalisty w mieszkaniu. Jeśli właściciel lokalu nie reaguje, należy zadzwonić pod numer 311 i złożyć skargę.

Dodatkowe informacje oraz treść zarządzenia można znaleźć na stronie:

[www.cityofchicago.org/health](http://www.cityofchicago.org/health)

Zapraszamy na nasze konto na Twitter i Facebook



@ChiPublicHealth



/ChicagoPublicHealth



# Zapobieganie Pluskwy w Mieszkaniach





Pluskwy mogą występować w domach, mieszkaniach, hotelach, szkołach, domach studenckich, schroniskach, biurach oraz w innych miejscach. Niniejsza broszura zawiera informacje na temat pluskiew oraz wytyczne, co należy zrobić, gdy w mieszkaniu występują pluskwy lub istnieje takie podejrzenie. Omówiono tu również prawa i obowiązki lokatorów.

### **Dlaczego niniejsza broszura jest udostępniana lokatorom?**

W 2013 roku Rada Miasta Chicago uchwaliła zarządzenie w odpowiedzi na rosnące problemy związane z plagą pluskiew. Zgodnie z tym zarządzeniem właściciele lokali jak i ich lokatorzy są zobowiązani do zapobiegania i kontrolowania plagi pluskiew. Ponadto właściciele lokali są zobowiązani do przekazania lokatorom broszury informacyjnej na temat pluskiew. Niniejsza broszura informacyjna opracowana przez Departament Zdrowia Publicznego Miasta Chicago (Chicago Department of Public Health) ma być pomocna w spełnieniu tego wymogu.

### **Co to są pluskwy?**

Pluskwy to małe, płaskie pozbawione skrzydeł owady. Żywią się krwią i mogą być bardzo uciążliwe dla ludzi. Zazwyczaj gnieźdzą się w materacach lub w innych częściach łóżka.

### **Jak wyglądają pluskwy?**

Dorośla pluskwa przypomina rozmiarem, kształtem i kolorem pestkę jabłka: długość 1/4 cala i jasnobrązowy lub brunatny kolor. Niedojrzałe formy pluskwy są mniejsze i jaśniejsze. Jaja pluskwy są bardzo małe i białe. Dojrzałe formy można dostrzec gołym okiem, natomiast niedojrzałe formy lub jaja mogą być widoczne dopiero przez szkło powiększające. Na stronie internetowej podanej na końcu niniejszej broszury zamieszczone są zdjęcia pluskiew.

### **Gdzie gnieźdzą się pluskwy?**

Pluskwy są obecne wszędzie tam, gdzie człowiek śpi, siedzi lub kładzie się. Występują na materacach oraz w skrzyniach sprężynowych, szczególnie w pobliżu łamówek, szwów i metek, oraz w pęknięciach, a także szczelinach w ramie łóżka i wezgłowiu. Gnieźdzą się również w innych meblach, zwłaszcza w okolicach szwów i suwaków krzeseł i kanap, w fałdach zasłon, w złączeniach szuflad, w obudowach gniazdek elektrycznych, pod obrazami oraz w innych ciasnych miejscach.

### **W jaki sposób pluskwy mogą dostać się do mieszkania?**

Pluskwy mogą zostać wniesione do mieszkania na materacach lub z pościelą, na meblach, ubraniach oraz w bagażu. Gdy znajdują się już w mieszkaniu, mogą przemieszczać się pomiędzy pokojami lub przedostać się do innego mieszkania poprzez niewielkie pęknięcia lub otwory w ścianach lub na sufitach bądź pod drzwiami. Pluskwy nie mają skrzydeł, więc nie mogą wlecieć do mieszkania ani w nim latać.

### **W jaki sposób można zapobiegać dostawaniu się pluskiew do mieszkania?**

Pluskwy występują praktycznie wszędzie, więc ZAWSZE należy bacznie obserwować otoczenie. Przed dokonaniem zakupu należy zawsze sprawdzać meble oraz pościel, w szczególności używane, pod kątem oznak występowania pluskiew. NIGDY nie należy wnosić do mieszkania przedmiotów wyrzuconych przez kogoś innego, gdyż mogą być one siedliskiem pluskiew. Po powrocie do domu z podróży na terenie Stanów Zjednoczonych lub podróży zagranicznej, należy ZAWSZE dokładnie sprawdzić bagaż przed wniesieniem go do mieszkania.

### **Co jeszcze można zrobić, aby uchronić się przed plagą pluskiew?**

Zmniejszyć ilość przedmiotów zagrających mieszkanie, szczególnie w sypialniach. Przechowywać nieużywane przedmioty w szczelnie zamykanych pojemnikach lub torebkach plastikowych. Często prać i suszyć pościel. Sprawdzać łóżka i meble pod kątem ewentualnych oznak występowania pluskiew. Zakupić pokrowce na materace i skrzynie sprężynowe.

### **Czy pluskwy przenoszą choroby?**

Nie stwierdzono jeszcze przenoszenia chorób przez pluskwy.

### **Czy pluskwy mogą być szkodliwe dla zdrowia?**

Tak. Podobnie jak w przypadku innych owadów ich ugryzienia mogą wywoływać reakcje alergiczne, zaczerwienie oraz swędzenie. Ich obecność wywołuje u ludzi uczucie zaniepokojenia i niewysypianie się.

### **Po czym można poznać, że w mieszkaniu zagnieździły się pluskwy?**

Same ugryzienia są dość słabym wyznacznikiem plagi pluskiew, gdyż nie wszyscy na nie reagują lub mogą one wynikać z czegoś innego. Najlepiej poszukać fizycznych oznak obecności pluskiew, takich jak żywe lub martwe pluskwy, jaja lub skorupki jaj lub niewielkie ciemne lub brunatne plamki na materacach lub w innych miejscach, gdzie gnieźdzą się pluskwy.

### **Co należy zrobić w przypadku podejrzenia, że w mieszkaniu zagnieździły się pluskwy?**

Zgodnie z tym zarządzeniem lokatorzy MUSZĄ niezwłocznie skontaktować się z właścicielem lokalu telefonicznie, a następnie pisemnie. Lokatorzy NIE POWINNI podejmować prób pozbycia się pluskiew z zastosowaniem środków chemicznych, „bomb zamglawiających” lub pestycydów, gdyż są to metody nieskuteczne, a mogą być szkodliwe dla zdrowia lokatorów, ich rodzin oraz sąsiadów. Po poinformowaniu właściciela lokalu należy poczekać na dodatkowe instrukcje od właściciela oraz specjalistów ds. zwalczania szkodników. Niezwłoczne powiadomienie oraz

działania mające na celu zwalczanie szkodników pomogą w zapobieganiu przed rozprzestrzenianiem się pluskiew.

### **Czy należy pozbyć się pościeli, ubrań oraz innych materiałów, które mogą być zapluskwione?**

Prawdopodobnie nie ma konieczności wyrzucania takich przedmiotów, chyba że specjalista ds. zwalczania szkodników uzna inaczej. W razie konieczności wyrzucenia takich przedmiotów, należy je usuwać w szczelnie zamkniętych plastikowych torbach, aby zapobiec dalszemu rozprzestrzenianiu się pluskiew. Zgodnie z treścią zarządzenia recykling zapluskwionych materiałów jest zabroniony, a wszelkie takie materiały muszą być usuwane w szczelnie zamkniętych plastikowych torbach z odpowiednio oznaczoną etykietą.

### **Co należy zrobić z bielizną pościelową lub ubraniami, które mogą być zapluskwione?**

- Należy wyprać bieliznę pościelową oraz inne zapluskwione materiały (w tym ubrania) w gorącej wodzie, a po wysuszeniu pozostawić je w suszarce i suszyć przez kolejne 20 minut przy maksymalnych ustawieniach.
- Włożyć wszystkie rzeczy, których nie można prać w pralce lub które są przeznaczone wyłącznie do prania chemicznego do suszarki przy maksymalnych ustawieniach na co najmniej 20 minut.
- Jeśli musisz zrobić pranie w ogólnodostępnym pomieszczeniu w budynku lub w automacie na żetony, należy włożyć wszystkie rzeczy do szczelnie zamykanej torebki przed wyjściem z mieszkania, aby nie dopuścić do rozprzestrzeniania się pluskiew.
- Po wypraniu i wysuszeniu takich rzeczy należy je włożyć do czystych, szczelnie zamykanych torebek, aby nie dopuścić do ponownego zapluskwienia.

### **Jakie są obowiązki lokatorów na mocy tego zarządzenia?**

Na mocy zarządzenia lokatorzy muszą spełnić dwupodstawowe obowiązki:

- 1) w ciągu 5 dni powiadomić właściciela lokalu o odejrzaniu wystąpienia plagi pluskiew,
- 2) współpracować z właścicielem lokalu, przestrzegając następujących zasad:
  - Nie wolno zakłócać inspekcji ani działań mających na celu zwalczanie pluskiew.
  - Należy udostępnić mieszkanie do przeprowadzenia inspekcji lub działań mających na celu zwalczanie pluskiew.
  - Należy poczynić konieczne przygotowania zgodnie z instrukcjami właściciela lokalu lub specjalisty ds. zwalczania szkodników przed inspekcją lub działaniami mającymi na celu zwalczanie pluskiew.
  - Należy pozbyć się wszelkich przedmiotów, których, według specjalisty ds. zwalczania szkodników, nie uda się odratować ani odczyścić.

## Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about being surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.

Reprinted with permission from the U.S. Environmental Protection Agency, Office of Lead Research and Control, Lead in the Home.

## Protect Your Family From Lead In Your Home



**EPA** United States Environmental Protection Agency  
 United States Consumer Product Safety Commission  
 United States Department of Housing and Urban Development

## Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



**OWNERS, BUYERS, and RENTERS** are encouraged to check for lead (see page 6) before renting, buying, or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing.



**LANDLORDS** have to disclose known information on lead-based paint and lead-based paint hazards before lease. Landlords must include a disclosure about lead-based paint.



**SELLERS** have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



**RENOVATORS** disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

## IMPORTANT!

### Lead from Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

## Lead Gets in the Body in Many Ways

### Childhood lead poisoning remains a major environmental health problem in the U.S.

### Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

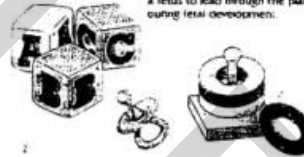
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- ◆ At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- ◆ Women with a high lead level in their system prior to pregnancy could expose a fetus to lead through the placenta during fetal development.



## Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

- ◆ Nervous system and kidney damage
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence
- ◆ Speech, language, and behavior problems
- ◆ Poor muscle coordination
- ◆ Decreased muscle and bone growth
- ◆ Hearing damage

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy
- ◆ Harm to a fetus, including brain damage or death
- ◆ Fertility problems (in men and women)
- ◆ High blood pressure
- ◆ Digestive problems
- ◆ Nerve disorders
- ◆ Memory and concentration problems
- ◆ Muscle and joint pain



Lead affects the body in many ways.

## Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs
- ◆ In apartments, single-family homes, and both private and public housing
- ◆ Inside and outside of the house
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

## Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 42 months of age, and tend to peak at 18 to 24 months of age. Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2
- ◆ Children or other family members who have been exposed to high levels of lead
- ◆ Children who should be tested under your state or local health screening plan. Your doctor can explain what the test results mean and if more testing will be needed.

## Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface. Like a window, it is defined by the federal government as paint with lead levels greater than or equal to 1.6 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- ◆ Windows and window sills
- ◆ Doors and door frames
- ◆ Stairs, railings, banisters, and porches

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot (µg/ft²) and higher for floors, including carpeted floors
- ◆ 250 µg/ft² and higher for interior window sills
- ◆ Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:
- ◆ 400 parts per million (ppm) and higher in play areas of bare soil
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.



## Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.

You can get your home tested for lead in several different ways:

- A paint inspection tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Here a trained and certified testing professional will use a range of reliable methods when testing your home:

- Visual inspection of paint condition and location.
- A portable x-ray fluorescence (XRF) machine.
- Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call 1-800-424-LEAD (5323) for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.



## What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk.

- If you rent, notify your landlord of peeling or chipping paint.
- Clean up paint chips immediately.
- Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- Wash children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces.
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron and calcium, such as: soups and dairy products. Children with good diets absorb less lead.



## Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- You can temporarily reduce lead hazards by taking actions such as repairing damaged painted surfaces and painting glass to cover soil with high lead levels. These actions (called "containment controls") are not permanent solutions and will need ongoing attention.
- To permanently remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special material. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- 40 micrograms per square foot (µg/ft²) for floors, including carpeted floors;
- 250 µg/ft² for interior windows sills; and
- 400 µg/ft² for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

## Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- Have the area tested for lead-based paint.
- Do not use a belt-sander, power torch, high temperature heat gun, dry scrapers, or dry sandpaper to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.

- Temporarily move your family (especially children and pregnant women) out of the apartment or house until the work is done and the area is thoroughly cleaned. If you can't move your family, at least completely seal off the work area.

- Follow other safety measures to reduce lead hazards. You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



## Other Sources of Lead



While paint, dust, and soil are the most common sources of lead, other lead sources also exist:



- Drinking water. Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you filter your drinking water, use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- The job. If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Old painted toys and furniture.
- Food and liquids stored in lead crystal or lead-glazed pottery or porcelain.
- Lead smelters or other industries that release lead into the air.
- Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture.
- Folk remedies that contain lead, such as "ginseng" and "ginseng" used to treat an upset stomach.

## For More Information

The National Lead Information Center:

Call 1-800-424-LEAD (424-5323) to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit [www.epa.gov/lead](http://www.epa.gov/lead) and [www.hud.gov/office/lead](http://www.hud.gov/office/lead).

EPA's Safe Drinking Water Hotline:

Call 1-800-426-4791 for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline:

To request information on lead in consumer products, or to report an unsafe consumer product or a recalled consumer product, call 1-800-633-2772, or visit CPSC's Web site at [www.cpsc.gov](http://www.cpsc.gov).

Health and Environmental Agencies:

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the internet at [www.epa.gov/lead](http://www.epa.gov/lead) or contact the National Lead Information Center at 1-800-424-LEAD.

For the hearing impaired, call the Federal Information Relay Service at 1-800-877-8339 to access any of the phone numbers in this brochure.

## EPA Regional Offices

Your regional EPA Office can provide further information regarding regulations and lead protection programs.

### EPA Regional Offices:

Region 1 (Connecticut, Massachusetts, Rhode Island, New Hampshire, Vermont)

Regional Lead Contact:  
U.S. EPA Region 1  
Suite 1100 (2/F)  
One Congress Street  
Boston, MA 02114-3021  
(617) 332-2344

Region 2 (New York, New Jersey, Puerto Rico, Virgin Islands)

Regional Lead Contact:  
U.S. EPA Region 2  
2300 Huntington Avenue  
Building 200, 2nd Floor  
Boston, MA 02116-3621  
(617) 332-4667

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, West Virginia, District of Columbia)

Regional Lead Contact:  
U.S. EPA Region 3 (DOWC)  
3030 Arch Street  
Philadelphia, PA 19104  
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Mississippi, Arkansas, Louisiana, Texas, Oklahoma, New Mexico)

Regional Lead Contact:  
U.S. EPA Region 4  
611 North Street, 3rd  
Atlanta, GA 30303  
(404) 561-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact:  
U.S. EPA Region 5  
77 West Jackson Boulevard  
(312) 875-8748

Region 6 (Kentucky, Tennessee, West Virginia, Ohio, Pennsylvania, Maryland)

Regional Lead Contact:  
U.S. EPA Region 6  
1215 EPA Building  
1445 Arch Street, 12th Floor  
Dallas, TX 75201-2737  
(214) 665-7571

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact:  
U.S. EPA Region 7  
1400 E. 17th Street  
Kansas City, MO 64105  
(816) 531-2020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact:  
U.S. EPA Region 8  
800 E. 18th Street, Suite 500  
Denver, CO 80202-1546  
(303) 812-6051

Region 9 (Nevada, California, Arizona, Hawaii)

Regional Lead Contact:  
U.S. EPA Region 9  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 847-4160

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact:  
U.S. EPA Region 10  
1400 North 36th Street  
(206) 462-1000

## CPSC Regional Offices

Your regional CPSC Office can provide further information regarding regulations and consumer product safety.

### Consumer Product Safety:

Consumer Product Safety Commission

1301 Constitution Avenue, NE  
Washington, DC 20004  
(202) 430-4131

### Central Regional Office:

Consumer Product Safety Commission  
230 South Dearborn Street, Room 204  
Chicago, IL 60606  
(312) 253-8261

### Western Regional Office:

Consumer Product Safety Commission  
1301 Constitution Avenue, NE  
Washington, DC 20004  
(202) 430-4131

### Eastern Regional Office:

Consumer Product Safety Commission  
1301 Constitution Avenue, NE  
Washington, DC 20004  
(202) 430-4131

## HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development

Office of Healthy Homes and Lead Hazard Control

451 Seventh Street, SW, P-320  
Washington, DC 20410  
(202) 755-1200

This document is in the public domain. It may be reproduced by an individual or organization without permission. Information contained in this document is based upon current scientific and technical understanding of the health problems and is subject to change as additional information is developed or as the scientific community's understanding of the health problems changes. Following the advice given will not necessarily prevent all health problems or prevent all health hazards that can be caused by lead exposure.

**RENT IS DUE ON  
THE 1<sup>ST</sup> OF  
EVERY MONTH.  
TRUE STORY.**



Visit  
**RentPayment.com**



Search For  
**Your Property**



Set Up Account And  
**Pay Rent!**

---

**APARTMENTS  
MANAGEMENT**



**RENTPAYMENT™**  
POWERED BY YAPSTONE

**RentPayment.com • CustomerService@RentPayment.com • 866.289.5977**

Available payment methods vary, not all methods may be offered by your property.



# WELCOME TO BEAL PROPERTIES

## Move in scheduling and Maintenance

### Building Engineer:

Contact your Building Engineer to pick up your keys.  
Keys will be available after 2:00pm on your move-in day.

## Building Managers

Property Manager

## Utility Service Set Up

ComEd

(800)334-7661

.

.

People's Gas

(866)556-6001

.

.

## Rent Payment Options

### Online Rent Payment:

1. Go to [rentpayment.com](http://rentpayment.com) to create an account for your new apartment.
2. Search for your property and enter your tenant code to find your account.
3. Create a username and password for your account.
4. Make a one time payment or set up auto-pay with checking account information and routing number.

### Address:

--	--

### Payment By Personal Check, Cashier's Check or Money Order

#### **-Make payment payable to:**

- Include your Tenant Code and Address on payment
- Payment can be mailed to our office or dropped off in our 24 hour drop slot

#### **Beal Properties**

2320 N. Damen, Suite #1D  
Chicago, IL 60647

**REMINDER: RENT IS DUE ON THE 1st OF THE MONTH, LATE AFTER THE 5th**