

Standard Lease

This is a lease for rental of residential real property in the State of Minnesota. This lease is made subject to the laws of the State of Minnesota.

RENTAL PROPERTY ADDRESS: _____

Apt. No. _____, _____

TENANT (S): _____

LANDLORD/OWNER _____

Address: _____

Agent authorized to accept notices, demands, and legal papers:

Name: _____

Street Address: _____

Phone: _____

DURATION: _____ (if applicable) OR **MONTH TO MONTH** _____ (X)

START DATE: _____ **END DATE:** _____

MONTHLY RENT: \$ _____ **SECURITY DEPOSIT:** \$ _____

UTILITIES INCLUDED IN RENT: _____

Note: The landlord must be the bill payer for single-metered multiple unit rental properties and agrees provide copies of the utility bills to tenants. If tenants agree to be responsible for utilities measured by a single meter, the tenants' share of utility payments are fairly apportioned among all building tenants as follows:

Tenants who agree to the above apportioned utility payments have been informed of the monthly utility costs for this property for the previous year, as references on an addendum attached to this lease.

RENT PAYMENTS: Rent is due on or before the **first** day of each month during the term of this lease or any extensions. All Tenants are jointly **and individually** responsible for payment of the full monthly rent.

LATE FEE/RETURNED CHECK FEE: If rent is not paid by the 5th of the month, Landlord reserves the right to charge total late fee of \$30.00. For every unpaid check returned by tenants' bank, landlord reserves the right to charge a fee of \$30.00.

SECURITY DEPOSIT: Landlord may keep all or portions of the deposit for:

- a) damages caused by the tenant beyond normal wear and tear;
- b) rent or other money owed to Landlord.

Landlord shall return Tenant's security deposit with interest, together with a written statement itemizing any deductions, within 21 days of termination of the tenancy and the receipt of delivery instructions from Tenant.

RESPONSIBILITIES OF LANDLORD: Landlord shall comply with all state laws, municipal codes, regulations and ordinances, and in particular Landlord shall:

- a) Keep the rental property and all common areas in a safe, sanitary, and habitable condition and in compliance with all state and municipal codes;
- b) Make necessary repairs within a reasonable time after notice from Tenant;
- c) Maintain in good working order all electrical, plumbing, sanitary, heating, ventilation and air

- conditioning systems, fixtures and appliances;
- c) Give Tenant at least twenty-four (24) hours notice of intent to enter the property and enter only during reasonable hours, except in case of emergency. Landlord agrees to enter only after knowing, and to leave the property in the same condition as when entered.

RESPONSIBILITIES OF TENANTS: Tenants shall comply with all state laws, municipal codes, regulations and ordinances, and in particular Tenant shall:

- a) Keep the rental property clean and use it only for residential purposes.
- b) Personally refrain, and forbid guests from intentionally or negligently destroying, defacing Damaging or removing any fixture, appliance or other part of the rental property.
- c) Conduct themselves, and require guests to conduct themselves, in a manner that will not Disturb the neighbors' rights to peace and quiet;
- d) Inform Landlord of any conditions, whether caused by Tenants or due to normal use, which Should be corrected in order to preserve the condition of the property.
- e) Give consent for Landlord to enter the rental property at reasonable times and upon 24 hours Notice in order to inspect, make repairs, improvements, supply necessary or agreed services or show the rental property to prospective purchasers, mortgagors, tenants or contractors. Tenant shall permit Landlord to enter immediately without the usual notice in case of emergency.

SUBLEASING: Tenant shall not sublease the rental property without the Landlord's written consent; but consent shall not be withheld unreasonably.

NOTICE: Prior written notice at least one full month and one day in advance is required for either Landlord or Tenant to terminate a month to month tenancy. A fixed-term lease will automatically terminate on the end date unless both parties agree to renewal of the lease prior to the end date.

EVICTION: Landlord reserves the right to initiate eviction proceedings against any Tenant or Tenants who violate the provisions of this lease who fails to vacate after legal notice.

PETS: Tenant shall not have a pet, unless prior written permission has been obtained.

ADDITIONAL AGREEMENTS: _____

The parties, by signing below, hereby acknowledge that they have fully read and understand this lease. A photocopy of the signed lease shall be provided to the Tenant within 5 days.

_____	_____	_____
Landlord	Tenant	Date
_____	_____	_____
Date	Tenant	Date
	_____	_____
	Tenant	Date
	_____	_____
	Tenant	Date