

Lessor(s) \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### Standard Lease Agreement

The terms in this Lease are as entered below:

Resident's Name(s) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_

Management: *Steven J. Anderson* Building Name: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Apartment No. \_\_\_\_\_ Duration of Lease: (No. of Months) \_\_\_\_\_

Occupancy term: From \_\_\_\_\_ to: \_\_\_\_\_

After such date lessee is entitled to continue this lease on a month to month basis. Pursuant to the following cancellation notice.

Notice Period: *A Full Two Month Notice must be given on or before the first of the month prior to vacating. (90 days would be preferred).*

MOVE-IN will be after 12:00 pm on the day before occupancy, MOVE-OUT must be prior to 5:00 pm on the last day of occupancy, or the twenty-eight (28) of the month, whichever comes first, including Residents on a month-to-month Lease.

**Monthly Apartment Rent \$** \_\_\_\_\_ **Parking:** \_\_\_\_\_ **Damage Deposit:** \_\_\_\_\_

Service Charge: \$3.00/ day late fee added to monthly Apartment rent if not received by the 1st of the month in which rent is due. Once the tenant has reached 30 days past due they will be evicted immediately and that they are still legally responsible for 100% of the past due balance.

Prorated Rent: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, Month/Year \_\_\_\_\_ Discounted Rent \$ \_\_\_\_\_

Prorated rent is calculated off the undiscounted Apartment rent divided by a standard 30 days, multiplied by the rental days. If prorated rent is less than 50% of the monthly rent, the prorated rent along with the first month's rent must be paid prior to moving in.

Utilities Included in rent: \_\_\_\_\_ Snow removal (Driveway only) \_\_\_\_\_ Basic Cable  
\_\_\_\_\_ Basic Refuse \_\_\_\_\_ Lawn Care

Utilities paid separately by resident: \_\_\_\_\_ Electricity \_\_\_\_\_ Telephone \_\_\_\_\_ Internet  
\_\_\_\_\_ Satellite Extended Cable \_\_\_\_\_ Gas

The Agency authorized to manage these premises and to accept service of process and receive and give receipts for notices and demands is MN RENTING, 15411 Kentucky Ave., Savage, MN 55378 (612-701-3366).

Lessors and Lessees agree to the terms & conditions herein and lessee acknowledges all terms & conditions set forth by the Condo Association documents applicable to the above reference property. Lessee fully understands that non-compliance to the Association rules & regulations as well as the terms of the contract are grounds for eviction and lessee will lose 100% of their damage deposit.

Both Lessor and lessee fully understand that this is a legally binding contract and that both parties are of sound state of mind on this date of: \_\_\_\_\_

Lessor(s) \_\_\_\_\_

Lessee(s) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Addendum To Lease Agreement

This addendum to lease agreement dated \_\_\_\_\_ acknowledges that both parties agree that Lessor will be leaving furniture & furnishings on the property for Lessee to use during the duration of the Lease for the property at \_\_\_\_\_ .

Lessee agrees to pay for replacement or repair of any such items if any damage occurs. If any such damages occur to the furniture, furnishings of townhouse itself in excess of the damage deposit. Lessee Acknowledges and agrees to pay for those excess damages.

Lessor(s)

Lessee(s)

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