



Address _____, Mpls, MN 55414 Apt # _____ Date _____

Monthly Apt. Rent: \$ _____ Parking \$ _____ Other \$ + electric, _____ Total Lease Value \$ _____

Security Deposit \$ _____ Lease Dates: First Day of: _____, 201__ UNTIL Last Day of _____, 201__

Term: _____ Months. TOTAL # OCCUPANTS: 1 2 3 4 5 6 (circle one)

OCCUPANTS: _____

- PURPOSE** 1. In consideration of the mutual agreement and provisions set forth below, Owner hereby leases to Tenant AND Tenant hereby leases from Owner for an apartment residence (designated above), together with the fixtures and accessories belonging thereto, for the above term. All parties listed above as Owner's Authorized Agent and Tenant are herein referred to individually and collectively as Owner and Tenant respectively.
- RENT DUE/ SERVICE CHARGES** 2. Tenant shall on the first day of each month pay to Cardinal Properties, LLC, the monthly apartment rent and additional fees (parking or pet) listed above, without the requirement of demand or billing. This rent is to be mailed to **Cardinal Properties, LLC 1415 SE 5th Street, Minneapolis, MN 55414**, paid by a singular check and received no later than the first day of each month. The occupant agrees to pay to the Owner a late charge of four percent (4%) of monthly payment due each time rent is not credited to the apartment on or before the first day of the month. This is a service charge, not to be construed as rent or interest. Failure on behalf of Tenant to make these rent payments throughout the occupancy period, and until proper termination of this agreement shall result in Owner's right to exercise all legal remedies available (see MN Statute 504b.) In the event Tenant does not remit the late charge payment, this charge will be deducted from the Security Deposit made by Tenant at the inception of this Lease. Tenant also agrees to pay a fee of \$35.00 for each check returned for non-payment by bank for any reason.
- DUTIES OF MANAGEMENT** 3. Owner agrees to deliver the apartment in a safe, clean and useable condition, and to comply with all applicable codes. Owner agrees to provide heat and hot and cold water. Owner also agrees to maintain the mechanical and electrical appliances, but shall not be responsible for damages, nor shall rents be adjusted due to interruption or failure of this equipment where such is beyond management's control, and does not exceed a reasonable time for repair. Amenities such as coin-op laundry facilities, bike storage etc., are provided by management gratuitously. Interruption or termination of these amenities shall not offset rent due. The roof of the property is NOT for tenant use under any circumstance.
- DUTIES OF OCCUPANTS** 4. The use of this apartment is limited exclusively to the private residence of those persons listed above, plus any children born to or legally adopted by Tenant during the terms of this agreement. No extended stay guests are permitted (Extended stay shall be defined as any guest remaining in the unit in excess of a two week period). During residency, Tenant shall be responsible for regularly cleaning their unit and maintaining the cleanliness level at which it was received. Tenant may not perform or permit any practice that would damage the reputation of, or otherwise be injurious to Cardinal Properties, LLC; be disturbing to other residents; or be likely to cause an increase in utilities, expenses or in the rate of insurance on the building. Lessee(s) are responsible for ensuring security of their apartment and building by keeping in their possession the keys to property. Should keys be lost/stolen, resident is responsible for full cost of corrective measures to maintain a secure environment. A \$200.00 fine will be due and payable if Police are called to the unit for a noise or criminal disturbance. A second Police visit will result in a \$300.00 fine. Any further visits by Police are cause for immediate eviction. Any fines levied on Cardinal Properties, LLC, by City due to tenant conduct, will be levied on the Tenant in addition to the Cardinal fine(s). All Tenants are responsible for paying the full amount of rent and any debts to the owner, not just a proportionate share. **Unless otherwise agreed to in writing, all candles, cigarettes, electric heaters and pets are not permitted on the premises.** It is understood that any animal(s) not identified on this lease, will be subject to immediate removal from the premises. Management has no obligation to take care of any animal(s) found on the premises. Residents will accept all correspondence from Cardinal's email uofmhousing@gmail.com. Resident is responsible for reading such correspondence and will be held liable for damages resulting from resident failing to read correspondence and act on directives given. It is the responsibility of resident to notify Cardinal via the uofmhousing@gmail.com address if they are not receiving Tenant email updates.
- LIMITATION OF LIABILITY** 5. Tenant will at all times be responsible for safety of his or her family and all guests and their respective belongings. Tenant agrees to hold Owner harmless from and indemnify Owner against any and all liabilities, damages, and expenses arising from injury, damage, or loss to or caused by Tenant, Tenant's family, guests, employees, agents, assigns, subtenants, visitors, or licensees, or any property of said persons, in or about the apartment, buildings, or grounds from any cause whatsoever, growing out of or connected with the use and occupancy of or activities in or about the same. The Tenant is strongly encouraged to carry Tenant insurance to protect him/herself against any and all such losses.
- RIGHT TO** 6. Owner or any other person authorized by Cardinal Properties, LLC has the right to freely enter the apartment at any reasonable time to inspect or make repairs or alterations as needed, and to exhibit the apartment for rent within the notice period term detailed below in paragraph #9.
- RE-RENT** 7. No re-renting, subleasing, or other assignment by Tenant is allowed without the specific written permission of Cardinal Properties, LLC. If sublet is approved, Cardinal Properties, LLC will set forth penalty provisions by which sublet will be permitted. This will include a \$200.00 admin fee, forfeiture of damage deposit and may include prepayment of entire lease amount. Any sublet request must be initiated by the original lessee, a minimum of 60 days before any approved tenant exchange were to take place. Lessee is responsible for locating a suitable replacement and forwarding rental application of such person to Cardinal for review. No re-renting will be permitted for a partial unit (i.e. one bedroom of a multi- bedroom unit) under any circumstances.
- SECURITY DEPOSIT** 8. Upon proper expiration of this agreement, Tenant will turn over full possession of the apartment to the owner, and return all keys. Tenant will be entitled to a prompt refund of the security deposit, if the apartment is returned in a clean and like condition as when received. Resident(s) liability for damages beyond normal wear and tear may not be limited to the amount of the security deposit. REASONABLE WEAR AND TEAR may NOT COVER THE COST OF PAINTING and CARPET SHAMPOO. Tenant(s) understand that if this lease extends through a second year, management will assume responsibility for the carpet shampoo expense. It is understood that the security deposit is not the last month's rent (MN Statute 504b.181).

Signatures: Resident: _____ Resident: _____
 Resident: _____ Resident: _____
 Manager: _____



Address _____, Minneapolis, MN 55414 Apt #: _____

Lease Dates: First Day of _____, 201__ UNTIL NOON on Last Day of _____, 201__

OCCUPANTS: _____

OCCUPANTS: _____

NOTICE 9. Tenant shall give written notice to vacate. **Notice must be addressed to Cardinal and postmarked ONE DAY PLUS... 3 4 5 7 CALENDAR MONTHS (circle one), hereafter referred to as Notice Period, prior to the date this lease terminates.** If resident does not wish to terminate this lease at the end of its initial term, it is understood that an annual lease term will be negotiated. This renewal document will include all covenants of this lease in its entirety, including the notice period requirement for termination at a future lease end date.

POSSESSION 10. The Tenant agrees to hold Owner harmless from any inconvenience suffered by any party, should the previous tenant(s) not vacate on the day designated for any reason beyond the Owner's control. Rent shall abate until possession of intended premises is delivered to Tenant, and this lease shall remain in full force and effect.

COMMUNICATION: Resident(s) will accept all correspondence from Cardinal's email address uofmhousing@gmail.com. Resident(s) is responsible for reading such correspondence and will be held liable for damages resulting from failing to read correspondence and act promptly on directives given. It is the responsibility of resident to notify Cardinal via the uofmhousing@gmail.com address if they are not receiving Tenant email updates.

FIRE/FLOOD 11. ETC. If the leased premises shall be partially damaged by fire or other casualty, Owner shall have to option of (i) to terminate this Lease, or (ii) to repair the premises or move Tenant to similar premises, and in either such event this Lease shall remain in effect. If the premises are untenable by reason of such partial damage, the rent shall be apportioned according to the part of the premises which are unusable by Tenant until the same are repaired or Tenant is moved into similar premises. Owner shall not be liable or responsible for any delay whatsoever. If the leased premises are totally damaged by fire or other casualty, or if the apartment building is damaged to the extent that Owner shall decide not to repair, Owner shall so notify the Tenant, or if the leased premises and/or the apartment building is condemned or ordered demolished by governmental authority, then or in any such events this lease shall terminate as of the date of such damage, notice, or removal of Tenant pursuant to governmental authority, as the case may be.

COVENANTS 12. All covenants and agreements of this lease shall be binding upon and inure to the benefit of heirs, executors, administrators, successors and assigns of the Owner and Tenant(s). This lease is and shall be subordinated to present and future mortgage debt secured by the premises.

DAMAGES TO PREMISES 13. Tenant(s) agree to promptly notify owner of any condition(s) on the premises that are dangerous to the health or safety of any resident(s), including inoperable smoke alarms, pests or other conditions which do damage to the premises OR waste utilities provided by the Owner. In the event of an **Emergency, call 612-703-1001 promptly.** Examples of emergency situations would include: loss of heat or electricity, water leaks, security issues, inoperable smoke/CO detector or any condition(s) which do damage to the premises. **Routine maintenance** items and other correspondence must be communicated via email to uofmhousing@gmail.com or via US Postal Service. Tenant(s) agree to reimburse Owner promptly for any loss, property damage, or cost of repairs or service caused or facilitated by negligence, poor sanitation, or improper conduct by Tenant, his/ her family, or guests. If Owner initiates legal action as a result of a violation of this lease by Tenant, all costs of initiating and pursuing such action shall be paid by Tenant unless a court in which such proceedings are heard rules in favor of the Tenant.

VACATING 14. Tenant(s) agree to vacate premises and return keys no later than **NOON** (12:00 P.M.) on the last day of the vacating month. A minimum \$250 fee will apply if transfer of possession extends beyond NOON on the last day of this lease **PLUS** a fee equivalent to ONE MONTHS RENT, if Tenant possession extends into the next rental period.

Addendum:

- A. Cardinal Properties, LLC Page 1 of 2 page lease completed and Signed Initial:
- B. Lead Based Paint/ Hazards Disclosure document and Pamphlet Initial:
- C. Drug-Free Housing Addendum Initial:
- D. Additional Addendum (list): Initial:

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this _____ day, in the year 20_____.

Resident: _____

Resident: _____

Resident: _____

Resident: _____

Management: _____