

RESIDENTIAL LEASE

THE MINNESOTA ATTORNEY GENERAL'S OFFICE HAS
CERTIFIED THAT THIS LEASE COMPLIES WITH THE
MINNESOTA PLAIN LANGUAGE CONTRACT ACT.



(Minnesota Statutes, Sections 325G.29-325G.36). Certification of a contract by the Attorney General under the plain language contract act is not otherwise an approval of the contract's legality or legal effect.

RESIDENT*: (list all persons, and their dates of birth, who will live in the apartment) _____

MANAGEMENT: (enter company name if applicable) Classic City Apartments, LLC

STREET ADDRESS OF PREMISES ("Apartment") _____

APARTMENT NO. _____ DURATION OF LEASE (enter number of months or month-to-month) _____

STARTING DATE OF LEASE _____ DATE THIS LEASE ENDS (if appropriate) _____

NOTICE PERIOD (the NOTICE PERIOD is one full month unless the LEASE states a different notice period) _____

MONTHLY APARTMENT RENT \$ _____ LATE RENT FEE \$ 8% after 3rd of month

OTHER MONTHLY RENT CHARGES (e.g. garage) \$ _____

TOTAL MONTHLY RENT \$ _____ SECURITY DEPOSIT \$ _____

UTILITIES INCLUDED IN RENT: Heat Water Other _____

UTILITIES PAID BY RESIDENT: Electricity Telephone Other _____

The premises were constructed prior to 1978.
 See attached disclosure of information.

(the following is required by Minnesota Statutes, Section 504B.181)

Authorized Manager of Apartment _____

Address 800 4th Street S.E., Minneapolis, MN 55414

An owner of the premises or an agent authorized to accept service of process and receive and give receipts for notices and demands is

Bryan Spille

Classic City Apartments LLC

Address 800 4th Street S.E., Minneapolis, MN 55414

*Where appropriate, singular terms used in this Lease include the plural, and pronouns of one gender include all genders.

Additional Agreements (if any). Attached are 1 Addenda which are made part of this Lease.

No smoking in units and buildings! Subleasing is permitted; tenant responsible for finding sublessor. Tenant pays \$250 fee. Extra person \$75/month.

Cats are okay with pet deposit, must be spayed or neutered. Renewal or notice by November 15, 20 . No satellite dishes. Your security

deposit cannot be used for last month's rent. Building rules apply. Full amount of rent due every month for term of lease.

Management (acting as agent for owner of the premises) and Resident agree to the terms of this Lease and any attachments that may be made part of this Lease.

MANAGEMENT

Classic City Apartments LLC

(Resident)

by _____

(Resident)

Date Signed _____

(Resident)

Date Signed

Resident acknowledges receipt of the Lease by signature on this document

TERMS OF THIS LEASE

A. RENT

- PAYMENT:** RESIDENT will pay MANAGEMENT the full monthly rent before midnight of the first day of each month while this Lease is in effect and during any extensions or renewals of this Lease. Rent will be paid as required by MANAGEMENT.
- WHO IS RESPONSIBLE FOR RENT:** Each RESIDENT is individually responsible for paying the full amount of rent and any other money owed to MANAGEMENT.
- DUTY TO PAY RENT AFTER EVICTION:** If RESIDENT is evicted because RESIDENT violated a term of this Lease, RESIDENT must still pay the full monthly rent until: 1) the Apartment is re-rented; 2) the DATE THIS LEASE ENDS; or 3) if the Lease is month-to-month, the next notice period ends. If the Apartment is re-rented for less than the rent due under this lease, RESIDENT will be responsible for the difference until the DATE THIS LEASE ENDS or, if the Lease is month-to-month, until the end of the next notice period.
- LATE RENT FEE AND RETURNED CHECK FEE:** RESIDENT will pay the LATE RENT FEE listed above if RESIDENT does not pay the full monthly rent by the 5th day of the month. RESIDENT also will pay a fee of \$30 for each returned check.

B. USE OF APARTMENT

- OCCUPANCY AND USE:** Only the persons listed above as RESIDENTS may live in the Apartment. Persons not listed as RESIDENTS may live in the Apartment only with the prior written consent of MANAGEMENT. RESIDENTS may use the Apartment and utilities for normal residential purposes only.
- SUBLETTING:** RESIDENT may not lease the Apartment to other persons (sublet), assign this Lease or sell this Lease without prior written consent of MANAGEMENT.
- RESIDENT PROMISES:** 1) Not to act in a loud, boisterous, unruly or thoughtless manner or disturb the rights of the other residents to peace and quiet, or allow his/her guests to do so; 2) to use the Apartment only as a private residence, and not to engage in any activity or allow any condition that is illegal or dangerous or which would cause a cancellation, restriction or increase in premium in MANAGEMENT'S insurance; 3) not to use or store on or near the Apartment any flammable, toxic, hazardous, or explosive substance; 4) not to interfere in the management and operation of the Apartment building; 5) not to engage in harassing, threatening, or discriminatory conduct directed at MANAGEMENT or other RESIDENTS; 6) that the Apartment, common areas, or area surrounding the building will not be used by the RESIDENT, any member of the RESIDENT'S household, any guest of the RESIDENT, or by anyone acting under his/her control to manufacture, sell, give away, barter, deliver, exchange, distribute, possess or use any illegal drugs; or to engage in prostitution or any prostitution related activity; or to unlawfully use or possess any firearm; or to allow any stolen property on the premises.