Informational template — not legal advice.
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Residential Lease Agreement

State of Minnesota

Total Monthly Payment

Rent: $_____ a month.

Total Monthly Payment: $_____ a month. This is the rent plus every monthly fee this lease requires, including any pet rent. Each fee is listed in this lease under Pets and Other fees.

Utilities included in the rent, which Landlord pays: _____. Utilities not included in the rent, which Tenant pays:_____.

Lease dates

☐ Lease start date: _____. Lease end date: _____.

☐ Lease start date: _____. This lease continues month to month and has no fixed end date.

Homes this form does not cover

This form was not written for manufactured or mobile homes, condominiums or co-ops, or subsidized housing.

Key terms

Home: _____

Landlord: _____

Tenant:_____

Term: From_____ to _____, or month to month

Rent: $_____ a month, due on the _____ day

Security deposit: $_____

Late fee: See Late fee below

Utilities Tenant pays:_____

1. Who this lease is between

This lease is between _____ ("Landlord") and _____ ("Tenant"). If more than one person signs as Tenant, "Tenant" means each of them.

Tenant's phone:_____.

2. Owner, manager and legal papers

Landlord's mailing address is _____.

Landlord's phone number is _____.

Landlord's email is _____.

Who owns the home (tick one):

☐ Landlord signs this lease as property manager or agent for the owner: _____, _____.

☐ Landlord owns the home.

The person who accepts notices and legal papers for Landlord is _____, at _____. Landlord will tell Tenant in writing if any of these details change.

3. Emergency and repairs contact

In an emergency, call 911 first if anyone is in danger. The emergency contact for an urgent problem with the home, such as a burst pipe or no heat in cold weather, is _____, at any hour.

Send repair requests to _____.

4. Who lives in the home

The people who sign as Tenant and these other people may live in the home: _____. No more than _____ people may live in the home.

A child born to, adopted by or placed with Tenant during this lease may live in the home. Tenant will tell Landlord so this list stays correct.

5. The home

Landlord rents to Tenant the home at _____, in Minnesota (the "Home"). Tenant may also use any shared areas of the property that are meant for tenants, such as hallways, laundry rooms and yards, subject to the rules in this lease.

6. How long this lease lasts

Length of this lease (tick one):

☐ This lease starts on _____ and ends on _____.

☐ This lease starts on _____ and continues month to month until one side ends it as this lease describes.

If the Home is not ready for Tenant on the start date, Tenant owes no rent until it is. If it is still not ready 7 days after the start date, Tenant may cancel this lease in writing and get back everything Tenant has paid. Tenant keeps any other right the law gives in this situation.

7. When the term ends

When the fixed term ends (tick one):

☐ When the term ends, this lease continues month to month on the same terms unless either side has given the notice this lease requires.

☐ This lease ends on the end date and Tenant will move out by that day.

☐ This lease ends on the end date unless both sides sign a renewal.

If this lease ends before the last day of the final month, the rent for that month is prorated at the average daily rate for that month, using the actual number of calendar days in it, so Tenant pays only for the days Tenant is allowed to occupy the Home. This applies even if Tenant paid the last month's rent in advance.

If Tenant stays after this lease has ended without Landlord's agreement, Tenant owes rent for each day of the stay at this lease's daily rate, and Landlord may use the process the law allows to regain the Home.

8. Rent

Rent is $_____ a month, due in advance on the _____ day of each month. Tenant does not need a reminder to pay it.

If the due day is a Saturday, Sunday or legal holiday, rent received on the next business day is on time.

Pay rent to _____ at _____.

9. How to pay

Tenant may pay rent by:_____.

Paying online (tick one):

☐ Rent cannot be paid online.

☐ Tenant may pay rent online with no fee.

☐ Tenant may pay rent online. Paying online is optional, and the fee of_____ applies only to a payment Tenant chooses to make that way. It is not part of the rent.

If Tenant pays rent in cash, Landlord will give Tenant a written receipt immediately when the payment is made in person, or within three business days when it is not made in person.

☐ If Tenant pays through an app or online platform and it is not working, Landlord will offer Tenant another way to pay, with no fee. If Landlord knows the platform is not working, Landlord will restore access or offer another way to pay as soon as practicable. Landlord will not file an eviction or charge a late fee when rent or other charges go unpaid because both the platform and the other way to pay are not working for Tenant.

10. First month's rent

If this lease starts after the first day of a month, the first payment covers only the days from the start date to the end of that month: $_____. If no amount is written here, the full rent is due from the start.

11. Late fee

If rent is not received within _____ days after the due date, Tenant owes a late fee of _____. The fee is charged once for each late payment and is never added to another late fee. No late fee is owed on rent Tenant lawfully withholds. If no amount is written here, no late fee is charged.

This lease is Landlord's and Tenant's written agreement that a late fee may be charged, and the time after which it is charged is stated above. A late fee can never be more than eight percent of the overdue rent payment.

If part of the rent is paid to Landlord under a housing assistance payments contract with a federal, state or local government, a late fee is calculated and charged only on the portion of rent that Tenant pays.

12. Returned payments

If a check or other payment is returned unpaid, Tenant owes a returned-payment fee of $_____, and still owes the payment itself. If no amount is written here, no returned-payment fee is charged.

13. Partial payments

Partial payments (tick one):

☐ Landlord does not have to accept less than the full amount due. There is no charge for offering a partial payment.

☐ Landlord accepts partial payments, with no extra charge. Tenant still owes the rest by the due date.

A payment goes first to the oldest rent owed, then to other amounts owed. Accepting a partial payment does not cancel what is still owed, and does not give up any right unless Landlord agrees in writing or the law says otherwise.

14. Other fees

Any other fee is listed here, with what it is for. If nothing is written here, this lease requires no other fee.

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

15. What is due at move-in

Due before Tenant moves in. If no amount is written on a line, nothing is due for it.

First month's rent: $_____

Security deposit: $_____

Pet deposit: $_____

Key deposit: $_____

Last month's rent paid up front: $_____

Other: $_____

Total due at move-in: $_____

16. Security deposit

Tenant pays a security deposit of $_____. It remains Tenant's money, held against what Tenant may owe at the end of this lease. It is not rent, and Tenant may not use it as the last month's rent unless Landlord agrees in writing.

Landlord may keep from the deposit only what the law allows, which can include unpaid rent, the cost of repairing damage beyond normal wear and tear, and reasonable cleaning needed to return the Home to its move-in condition, apart from normal wear and tear.

Tenant gets back the rest. To speed that up, Tenant should give Landlord a forwarding address in writing when moving out. Any other deposit this lease lists is handled the same way. Where the law limits deposits, it may

count toward that limit.

Within three weeks after the tenancy ends, and after Landlord has Tenant's mailing address or delivery instructions, Landlord will return the deposit with interest or give Tenant a written statement of the specific reason for withholding the deposit or any part of it. If Tenant leaves because the building or the Home was legally condemned for reasons not due to Tenant's willful, malicious or irresponsible conduct, the time is five days from the date Tenant leaves.

The deposit or statement is on time if Landlord mails it first class, postage prepaid, in an envelope with a proper return address, correctly addressed to the mailing address or delivery instructions Tenant gave, within that time.

17. Where the deposit is held

Landlord holds the deposit for Tenant. It earns simple interest, not compounded, at the rate of one percent a year. Interest is counted from the first day of the month after the deposit is paid in full to the last day of the month in which Landlord, in good faith, returns the deposit or gives the written statement, or to the date a court enters judgment about the deposit, whichever is earlier. Interest of less than $1 is not paid.

18. Rent increases

During a fixed term, rent stays the same unless both sides agree in writing.

In a month-to-month tenancy, or at renewal, Landlord may raise the rent only by giving Tenant written notice that is at least as long as the section on giving notice to move out requires.

19. Using the home

The Home is Tenant's private home. Quiet work from home that brings no customers, signs or extra traffic is fine. Any other business use needs Landlord's written agreement.

20. Guests

Guests are welcome. A guest who stays more than _____ days in a row becomes someone who lives in the Home, and needs Landlord's written agreement first, which will not be unreasonably refused. Tenant is responsible for how guests behave and for any damage they cause.

21. Subletting and transfer

Tenant may not sublet the Home or transfer this lease without Landlord's written agreement. Landlord will consider each request fairly and answer in writing within a reasonable time.

22. Short-term rentals

Tenant may not rent out the Home or any room for short stays, through a listing site or otherwise, without Landlord's written agreement.

23. Everyone is responsible together

Each person who signs as Tenant is responsible for all of what this lease requires, including the whole rent, and not only a share. Landlord may ask any one of them, or all of them, for what is owed. This does not take away any right the law gives a person to leave a lease early, or to be released from it.

24. Pets

Pets (tick one):

☐ No pets may live in or visit the Home without Landlord's written agreement.

☐ These pets may live in the Home: _____. Tenant will keep them under control, clean up after them and pay for any damage they cause beyond normal wear and tear.

If pets are allowed: the pet deposit is $_____ and pet rent is $_____ a month. If no amount is written here, none is charged. A pet deposit is handled like the security deposit. Where the law limits deposits, it may count toward that limit.

25. Assistance animals

An assistance animal for a person with a disability is not a pet. The pet rules, pet deposits and pet rent do not apply to it, though Tenant may be responsible for damage it causes, as the law provides. Landlord will consider requests as fair-housing law requires.

26. Smoking and vaping

Smoking and vaping (tick one):

☐ No one may smoke or vape anything inside the Home, on its balconies or patios, or in shared indoor areas.

☐ Smoking and vaping are allowed inside the Home. They are not allowed in shared indoor areas. Tenant pays for any damage beyond normal wear and tear, including burns and lasting odor.

27. Parking and vehicles

Parking (tick one):

☐ No parking comes with this lease.

☐ This parking comes with the Home: _____. Vehicles parked there must be in working order and legally registered. A vehicle may be towed only as the law allows.

28. Storage

☐ This storage comes with the Home: _____. Tenant may not keep anything dangerous there.

29. Keys and locks

At move-in Tenant receives:_____. Tenant returns all keys at move-out.

Tenant will not change or add a lock without Landlord's written agreement, unless the law gives Tenant the right to, and will give Landlord a key to any new lock unless the law says otherwise.

If Tenant loses a key, or asks to be let in, the charge for that help is_____. If no amount is written here, there is no charge.

Except through the eviction process the law provides, Landlord will not lock Tenant out, remove doors or belongings, or shut off a utility to make Tenant leave or pay.

30. House rules

Tenant will follow any written rules Landlord has given Tenant. A rule must be fair, clear and apply to all tenants alike. A later rule that materially changes this lease needs Tenant's written agreement, unless the law allows it on notice.

Community rules (tick one):

☐ No homeowners association or community rules apply to the Home.

☐ Homeowners association or community rules apply to the Home. Landlord has given Tenant a copy, and Tenant will follow them.

31. Changes to the Home

Tenant needs Landlord's written agreement before painting, or making any lasting change to the Home. Small nail holes for pictures are normal wear and tear. A Tenant with a disability may ask to make a change the person needs, as fair-housing law allows.

32. Respect for neighbors

Tenant, Tenant's household and guests will not disturb neighbors' peaceful enjoyment of their homes, make the property unsafe or use the property for anything illegal.

33. Move-in condition record

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the attached Move-in Condition Record, a move-in checklist of the condition of the Home and everything Landlord provides in it.

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the inspection report, a move-in checklist of the condition of the Home and everything Landlord provides in it. The signed report is part of this lease.

Each keeps a copy. Tenant may add anything found in the first 7 days by writing to Landlord. The record is used at move-out to tell damage from what was already there.

34. What Landlord takes care of

Landlord will keep the Home fit to live in, as the law requires: its structure, roof, doors and windows; its plumbing, electricity, heating and hot water; anything else Landlord provides in it; and any shared areas.

Tenant does not pay for repairs that are Landlord's duty, unless Tenant, someone in Tenant's household or a guest caused the problem through a deliberate or careless act, and the law allows the charge.

35. What Tenant takes care of

Tenant will keep the Home clean and safe, put out trash and recycling, use its fixtures and appliances properly, and promptly report anything that needs repair. Tenant pays to fix damage beyond normal wear and tear caused by Tenant, Tenant's household or guests.

36. How to ask for a repair

Tenant should ask for repairs in writing, by message or email, to the contact named above, and by phone in an emergency. Landlord will respond within a reasonable time, and sooner when health or safety is at stake. Nothing here takes away a right the law gives Tenant if a repair is not made.

37. Reporting a problem to the authorities

Tenant may report a nuisance, or code violations of a building, safety or health code, to the local government office that handles them, or to the police if it is a crime.

Landlord will not retaliate against Tenant for making a report in good faith.

38. Appliances and furnishings

These come with the Home: _____. Landlord repairs them unless Tenant, Tenant's household or a guest caused the damage.

39. Pests and bed bugs

Tenant will keep the Home clean, tell Landlord promptly about any sign of pests or bed bugs, and cooperate with treatment. Landlord will deal with pests as the law requires, and Tenant pays only where Tenant's household or guests caused the problem and the law allows the charge.

40. Mold and moisture

Tenant will use fans and open windows to control moisture, wipe up water promptly and tell Landlord promptly about any leak or mold. Landlord will fix leaks and the moisture problems that are Landlord's duty.

41. Utilities and services

Tenant pays for these utilities:_____. Landlord pays for these utilities: _____.

These services come with the rent: _____.

Tenant will open any account in Tenant's own name that Tenant is responsible for, and keep it paid, so that service is not cut off.

42. Yard and snow

Yard and snow, for a house (tick one):

☐ Tenant takes care of the yard and clears snow and ice from the Home's walkways.

☐ Landlord takes care of the yard and clears snow and ice from the Home's walkways.

43. Renters insurance

Renters insurance (tick one):

☐ This lease does not require renters insurance, and Landlord recommends it. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant will carry renters insurance with at least $_____ of liability coverage and show proof when asked. Landlord's insurance does not cover Tenant's belongings.

44. Belongings and responsibility for harm

Landlord does not insure Tenant's belongings. Nothing in this lease excuses Landlord, Landlord's agents or employees, or Tenant from responsibility for negligent or wrongful acts, or for anything else the law makes them responsible for.

45. Fire or other serious damage

If fire, flood or something else that Tenant did not cause makes the Home unsafe to live in, Tenant owes no rent for the time it cannot be lived in, and either side may end this lease by written notice, unless the law says otherwise. If only part cannot be used, the rent goes down fairly until it is repaired. Landlord will return the deposit as this lease describes.

46. When Landlord may enter

Landlord may enter the Home for the reasons the law allows, such as to inspect it, make repairs or agreed improvements, or show it to buyers, new tenants, lenders or workers, and will not use entry to harass Tenant.

Landlord will enter the Home only for a reasonable business purpose and after making a good faith effort to give Tenant reasonable notice, under the circumstances, of not less than 24 hours in advance. The notice will state a time or an anticipated window of time of entry, and Landlord will enter only between 8:00 a.m. and 8:00 p.m. unless Landlord and Tenant agree to an earlier or later time. Tenant may allow entry on less than 24 hours' notice if Tenant wishes. Tenant is not required to give up the right to prior notice of entry as a condition of this lease.

Landlord may enter without prior notice only if Landlord reasonably suspects that immediate entry is necessary to prevent injury to persons or property because of conditions relating to maintenance, building security or law enforcement, to determine Tenant's safety, or to comply with local ordinances about unlawful activity in the Home. If Landlord enters when Tenant is not present and has given no prior notice, Landlord will leave a written disclosure of the entry in a conspicuous place in the Home.

47. Showing the Home

When the Home is for sale, or this lease is ending, Landlord may show it to buyers or new tenants under the entry rules above, and may put up a sign if the law allows.

48. Giving notice to move out

Either side may end a month-to-month tenancy by giving the other written notice. The notice must be at least as long as the time between the dates rent is due or three months, whichever is less, so in a month-to-month tenancy with rent due monthly it must be at least one month.

If this lease gives Landlord a different notice period than it gives Tenant for ending the tenancy, not renewing it, or raising the rent, Tenant may use either period. Landlord will not give a notice to move out, a notice of nonrenewal or a notice of a rent increase that is shorter than the time this lease gives Tenant to give notice of an intention to move out.

A notice must be in writing and say the date the tenancy ends.

49. Leaving early

☐ Tenant may end this lease early by giving_____ days' written notice and paying _____. Once Tenant has done that and moved out, Tenant owes no more rent after the date in the notice.

If Tenant abandons the Home during the lease term, Landlord will make reasonable efforts to rent it at a fair rental value. If Landlord rents the Home for a term that begins before this lease ends, this lease ends on the day the new tenancy begins. This lease also ends on the day Landlord learns of the abandonment if Landlord does not make those reasonable efforts or accepts the abandonment as a surrender. Tenant does not owe rent after this lease ends.

If this is a periodic lease such as month-to-month, the most rent Tenant owes after leaving is the rent for the notice period needed to end the lease, counted from the date Landlord has notice that Tenant has left.

50. Military service

A Tenant who joins the military, or who is on active duty and receives orders for a permanent change of station or a deployment of 90 days or more, may end this lease early under the federal Servicemembers Civil Relief

Act, by giving Landlord written notice and a copy of the orders. The Act also covers a servicemember's household in some cases. Landlord may not charge an early-termination fee for using this right.

51. Safety, and other rights to leave early

Whatever this lease says, a tenant who fears imminent violence after being subjected to domestic abuse, criminal sexual conduct, sexual extortion or harassment, as Minnesota law defines them, may end this lease without penalty or liability. The tenant, or another authorized occupant, must be the person who fears imminent violence. Tenant gives Landlord signed and dated advance written notice that says Tenant fears imminent violence from a person indicated in a qualifying document, that Tenant needs to end the tenancy, the date the lease will end, and written instructions for what to do with any personal property left behind. The notice must be delivered before the tenancy ends, by mail, in person, or by a form of written communication Tenant regularly uses with Landlord, and must come with a qualifying document, such as a valid order for protection or a no contact order currently in effect, or another document Minnesota law lists as qualifying.

A sole tenant who ends this lease this way owes rent for the full month in which the tenancy ends, gives up any claim to the security deposit, and owes no other rent or charges for the rest of the term. This does not change rent or other amounts Tenant already owed before the lease ended. If there are several tenants and one of them ends the lease this way, the lease for all remaining tenants ends at the later of the end of the month or the end of the rent interval in which that tenant ends it, and all tenants owe rent for that full month and give up claims to the deposit. Landlord will not disclose what the notice or the qualifying document says, the address Tenant moves to, or that Tenant is a victim of violence, except as Minnesota law allows. Tenant cannot waive these rights, and Landlord will not require Tenant to waive them.

If a lease that is not at will ends by the death of Tenant, or of all Tenants if there is more than one, either Landlord or the personal representative of Tenant's estate may end it on at least two months' written notice that takes effect on the last day of a calendar month. The notice is hand delivered or mailed, first class with postage prepaid, to the other side's address, and Landlord may send it to the Home. Ending the lease this way does not relieve Tenant's estate of rent or other sums owed before or during the notice period, or of amounts needed to restore the Home to its condition at the start of the tenancy, ordinary wear and tear excepted. No longer notice period applies.

52. If either side breaks this lease

If Tenant does not pay rent or breaks another term, Landlord will give Tenant the written notice the law requires, with any chance to fix the problem that the law gives. If it is not fixed, Landlord may go to court to end the tenancy and recover what is owed. Landlord will not remove Tenant or Tenant's belongings by force or by shutting off essential services, and will use only the steps the law allows, including the court process the law provides.

If Landlord breaks this lease or does not keep the Home fit to live in, Tenant has the rights and remedies the law gives. Neither side gives up a right by waiting to use it, unless the law says otherwise.

53. If Tenant leaves without notice, or leaves belongings

Landlord may treat the Home as abandoned, and deal with anything left behind, only as the law allows.

54. Moving out

When moving out, Tenant will remove all belongings, leave the Home clean and in the condition it was in at move-in apart from normal wear and tear, return all keys and give Landlord a forwarding address in writing. Tenant may ask to be present when Landlord inspects the Home, and Landlord will agree if it can reasonably

be arranged, or as the law requires.

55. If the Home is sold

If the Home is sold, this lease stays in force. Landlord will tell Tenant in writing who the new owner is and where to pay rent, and will transfer the deposit as the law requires.

56. Attorney fees

☐ If Landlord and Tenant go to court over this lease, the side that wins may recover reasonable attorney fees and court costs, if the court awards them.

57. How notices are given

A notice under this lease must be in writing and delivered by hand, or sent by mail, to Tenant at the Home and to Landlord at the address for notices above. Email or text counts only if both sides have agreed to it in writing and the law allows it. Legal papers are served as the law requires.

58. The whole agreement

This lease and its attachments are the whole agreement. Changes must be in writing and signed by both sides. If any part conflicts with the law, the law controls, and the rest of this lease still applies. Nothing in this lease takes away a right that the law says cannot be given up.

59. Which law applies

Minnesota law and any local law that applies to the Home govern this lease.

60. Fair housing

Landlord does not discriminate on any basis the law forbids, including race, color, religion, sex, disability, familial status or national origin. A Tenant with a disability may ask for a reasonable change in rules, services or the Home that the person needs, as fair-housing law provides, by writing to the contact for notices.

61. Signing electronically

Both sides may sign this lease electronically, and an electronic signature counts the same as one on paper. Anyone who would rather sign on paper may ask, and Landlord will arrange it.

62. Copies

Each Tenant receives a signed copy of this lease and its attachments, free of charge, when it is signed. Landlord will give another copy on request, within a reasonable time.

63. Language

If this lease was negotiated mainly in a language other than English, Tenant should ask for a translation, which the law requires in some places, and should ask for help with anything in this lease Tenant does not understand.

64. Lead-Based Paint Disclosure (homes built before 1978)

This section applies if the home was built before 1978, unless the home is exempt under federal law.☐ The home was built in 1978 or later, so this section does not apply.

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.

Landlord's disclosure (tick one): ☐ Landlord knows of lead-based paint and/or lead-based paint hazards in the housing, as follows: _____. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports (tick one): ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's acknowledgment: Tenant has received copies of all information listed above and the pamphlet Protect Your Family From Lead in Your Home.

Agent's acknowledgment, if an agent acts for Landlord: The agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852d and is aware of the agent's duty to ensure compliance with 40 CFR Part 745, Subpart F.

Certification: By signing this Lease, each person signing certifies that, to the best of their knowledge, the information they have provided above is true and accurate. The dates of signature are those recorded with each signature on this Lease.

65. Move-in and move-out inspections

Initial inspection. Landlord notifies Tenant by this clause, at the start of the tenancy, of Tenant's option to request an initial inspection of the Home to identify existing deficiencies, so that they are not deducted from the security deposit later. If Tenant asks for one, Landlord and Tenant will schedule it for a date and time that suit them both. If Tenant agrees, Landlord may instead give Tenant a written acknowledgment of photos or videos of the Home and agree with Tenant on the condition of the Home at the start or end of the tenancy.

Move-out inspection. Within a reasonable time after either side gives notice of an intention to end the tenancy, or before the lease ends, Landlord will tell Tenant in writing that Tenant may request a move-out inspection and may be present at it. If Tenant asks, Landlord will inspect at a reasonable time, no earlier than five days before the tenancy ends or the day Tenant plans to leave, so that Tenant can remedy the deficiencies Landlord identifies and avoid deductions from the security deposit. If Tenant chooses not to request a move-out inspection, Landlord's duty to inspect under this paragraph ends.

66. No fees for service or support animals

Landlord will not require a tenant who has a reasonable accommodation for a service animal or a support animal to pay an additional fee, charge or deposit for it, including any pet deposit, pet rent or other pet fee in this lease. The tenant is liable for any damage to the Home that the animal causes.

67. Calling for help

Landlord will not bar or limit Tenant's right to call for police or emergency assistance in response to domestic abuse or any other conduct, including a mental health or health crisis, and will not penalize Tenant for calling. Tenant does not waive this right by signing this lease. This does not excuse a breach of this lease or of the law, such as disturbing the peace and quiet of other tenants, damage to property or disorderly conduct.

68. Cannabis and hemp products

Landlord will not prohibit Tenant from legally possessing cannabis products, lower-potency hemp edibles or hemp-derived consumer products, or from using any cannabinoid product or hemp-derived consumer product, other than by combustion or vaporization of the product and inhalation of smoke, aerosol or vapor from it. Tenant cannot waive this right.

69. Foreclosure and contract for deed cancellation

Foreclosure or cancellation notice (tick one):

☐ Landlord has not received notice of a contract for deed cancellation, notice of a mortgage foreclosure sale, or a summons and complaint in a foreclosure action under Minnesota Statutes chapter 581 for the Home.

☐ Landlord has received notice of a contract for deed cancellation, notice of a mortgage foreclosure sale, or a summons and complaint in a foreclosure action under Minnesota Statutes chapter 581 for the Home. Landlord told Tenant so in writing before Tenant signed this lease and before Landlord accepted any rent or security deposit. The contract cancellation period or the redemption period ends on _____.

70. Shared utility bills

☐ Where Landlord apportions natural gas or water and sewer service among tenants, Tenant may ask Landlord for a copy of the current actual utility bill from the utility provider that is being apportioned. Tenant may also ask for copies of past utility bills for which Tenant received an apportioned bill for the preceding two years or from the time the current landlord acquired the building, whichever is the most recent.

Landlord will not apportion electricity, will not bill Tenant for apportioned utility service less often than Landlord is billed by the utility, and will not disconnect Tenant's utility service for failure to pay utility service charges. The attached Utility bills notice is part of this lease.

71. If the Home is in Minneapolis: Copy of this lease

Landlord will give Tenant a copy of this lease within five days after both Landlord and Tenant have signed it.

72. If the Home is in Minneapolis: Disclosures and renters' rights information

Landlord will give Tenant, before Tenant signs this lease, the information Minneapolis requires for a licensed rental: the property's rental license tier status, information on the housing code violations that contributed to that tier, a copy of all unabated orders and violation tags affecting the Home or the common areas, and an overview of how garbage, recycling and organics recycling are managed at the property. This lease also gives the name and contact information of the person authorized to manage the Home, and the name and physical address of Landlord or of an agent authorized to accept service of process and to receive and give receipt for notices and demands. If Landlord did not make these disclosures, Tenant may end this lease by giving Landlord notice, and the notice period is the time between rent due dates or three months, whichever is less.

Within 90 days after this lease starts, Landlord will give Tenant information on the rights of renters, including rights protected by federal law, state law and Minneapolis ordinance and the contact information of the City's department of regulatory services. At first occupancy Landlord will give each Tenant who is 18 or older information on how to register to vote in Minnesota.

If Landlord receives a notice of a mortgage foreclosure sale or a notice of a contract for deed cancellation, Landlord will tell Tenant in writing within seven days. Before this lease was signed and before taking any deposit, Landlord gave Tenant written notice of any such notice Landlord had received, and the date the cancellation or redemption period ends.

73. If the Home is in Minneapolis: Who pays for utilities

Landlord has given Tenant written notice of who the bill payer is for each public utility Tenant will use. Where there is no separate utility meter that accurately measures the electricity, gas or water used in the Home, Landlord is the bill payer and the customer of record with the utility.

74. If the Home is in Minneapolis: Security deposit limit

The security deposit will not be more than one month's rent. If this lease requires Tenant to pay, before the tenancy starts or before the end of the first month, more than the first installment of rent plus the deposit, the security deposit will not be more than one-half of one month's rent, and Landlord will not refuse Tenant's request to pay the deposit in installments over up to three months. If Tenant's tenancy in the Home was arranged through a referral from a non-profit service provider or a government agency, the security deposit will not be more than one and a half months' rent. When Landlord returns, transfers or accounts for the deposit, Landlord will also give Tenant the City's written notice of Tenant's deposit rights.

75. If the Home is in Minneapolis: Environmental contamination advisory

☐ If the Home is in an area designated by a government agency for testing or clean-up of environmental contamination, Landlord will give Tenant, before Tenant signs this lease and within 30 days after Landlord receives new information, copies of the information Landlord has received from the agency about testing results and any abatement, removal or remediation.

☐ The environmental contamination notification advisory in the City's format, signed by Tenant, is attached to this lease.

76. If the Home is in Minneapolis: Notice before an eviction for unpaid rent

At least 30 days before bringing an eviction action for unpaid rent or other unpaid financial obligations under this lease, Landlord will give Tenant written notice. The notice will state the total amount due, a specific accounting of how much of it is unpaid rent, late fees or other charges under this lease, and the name and address of the person authorized to receive rent and fees for Landlord. It will describe how to get legal and financial help through information on the City's website, and state that Landlord may bring an eviction action after the 30 days if Tenant does not pay the total amount due or leave. Landlord will deliver the notice personally or by first-class mail to the Home, and may also send it by email.

77. If the Home is in St. Paul: Security deposit and prepaid rent

Landlord will not demand, charge, accept or keep more than one month's rent ($_____) as a security deposit, and will not demand, charge, accept or keep prepaid rent of more than one month's rent. The security deposit is held and returned as Minnesota Statutes section 504B.178 and the St. Paul Legislative Code require.

78. If the Home is in St. Paul: Limit on rent increases

Landlord will not demand, charge or accept a rent increase within any 12-month period of more than three percent of the existing monthly rent, unless St. Paul Legislative Code sections 193A.06 or 193A.08 allow a larger increase (an increase over three percent under section 193A.06 does not take effect until the City issues a final determination). If the Home is exempt from this limit, because it is housing restricted as affordable or subsidized, or because it was first issued a building certificate of occupancy after December 31, 2004, Landlord told Tenant so in writing before this lease was final.

79. If the Home is in St. Paul: Condition report, certificate of occupancy and City work orders

If the building has two dwelling units or fewer: before renting, Landlord evaluated the Home and prepared a disclosure report, which was available in the Home for Tenant to examine. When Tenant rents, Landlord and Tenant will each sign, after a walkthrough of the Home, an acknowledgement that Tenant reviewed the report and was given a copy. Landlord will give Tenant a copy of any City work orders for the Home.

If the building has three dwelling units or more: before Tenant rents, Landlord disclosed in writing the status of the building's certificate of occupancy and made any outstanding City work orders available for Tenant to examine, and will give Tenant a copy of any work orders at the time of rental.

80. If the Home is in St. Paul: Tenant's rights cannot be waived

Whatever else this lease says, Tenant does not give up any right, benefit or entitlement under the St. Paul Tenant Protections chapter or the Residential Rent Stabilization chapter. Any part of this lease that says otherwise is void.

81. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

By signing, each party agrees to this lease and its attachments.

Move-in Condition Record

Landlord and Tenant fill this in together before Tenant moves in. Write what is there and what condition it is in, including anything Landlord provides. Note anything already damaged or worn, and take dated photos if you can. Each side keeps a signed copy. This record is part of the lease.

Entry and hallways: _____

Living room: _____

Kitchen: counters, cabinets, sink: _____

Kitchen: stove, oven, refrigerator: _____

Dining area: _____

Bedroom 1: _____

Bedroom 2: _____

Bedroom 3: _____

Bathroom 1: _____

Bathroom 2: _____

Windows, screens, blinds: _____

Floors and carpet: _____

Walls, ceilings, paint: _____

Heating and cooling: _____

Smoke and carbon monoxide alarms: _____

Laundry: _____

Garage, parking, storage: _____

Yard, patio, balcony:_____

Keys and remotes given: _____

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Pet Addendum

This addendum is part of the lease. It applies to these pets only:

_____.

Tenant will keep each pet licensed and vaccinated as the law requires, keep it under control, clean up after it, and make sure it does not disturb neighbors or harm anyone. Tenant pays for any damage a pet causes beyond normal wear and tear.

A new or replacement pet needs Landlord's written agreement. Landlord may ask Tenant to remove a pet that seriously threatens health or safety, or that keeps disturbing neighbors after written warning, as the law allows.

An assistance animal for a person with a disability is not a pet, and this addendum does not apply to it.

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Parking Rules

This addendum is part of the lease. Tenant may park in:_____.

Each vehicle must be in working order and legally registered. Tenant will not store or repair vehicles in a way that leaks fluids, blocks others or breaks local rules. A vehicle may be towed only as the law allows, and with any notice the law requires.

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Smoke-Free Addendum

This addendum is part of the lease. No one may smoke or vape anything inside the Home, on its balconies or patios, in shared indoor areas, or anywhere else on the property that Landlord has marked as smoke-free.

Tenant is responsible for what Tenant's household and guests do. Tenant pays to repair damage caused by smoking or vaping beyond normal wear and tear, including burns and lasting odor. Where a person's disability calls for a change to this rule, Tenant may ask for one as fair-housing law provides.

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Utility bills notice

UTILITY BILLS

How Will My Bill be Calculated?

1. Your utility bill is for your portion of the building's natural gas or water and sewer usage, plus your portion of nonusage fees we get charged by the utility (for example, taxes and surcharges). For natural gas, your portion is based on the square footage of your unit as a percentage of the square footage of all the units. For water and

sewer, your portion is based on the number of people in your unit (as listed on your lease) as a percentage of all the occupants of all units.

2. You are not charged for utilities used in the common areas or used in our spaces. In the case of water, your bill does not include usage for shared amenities such as laundry rooms or pools.

3. Your bill may include a late payment charge, which is capped at $5, and an administrative billing charge, which is capped at $8.

What If I Fall Behind on Utility Payments or Have a Question About My Bill?

1. If you fall behind on your payments, you have the right to a reasonable payment plan that you and we mutually agree on to pay off the amount you owe. The plan must take into account any financial and extenuating circumstances of your household that you tell us about.

2. You may request, and we will timely provide, the utility bill we received from the utility company and your percentage of the amount of the bill apportioned to tenants.

3. We must first try to resolve any disputes about your natural gas or electricity utility charges, including those about payment agreements. If we cannot agree on a payment plan or resolve any other dispute, you have the right to seek assistance from the Public Utilities Commission's Consumer Affairs Office at 651-296-0406 or consumer.puc@state.mn.us.