

# 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) \_\_\_\_\_

Christine Campbell [Redacted]  
Margaret Campbell [Redacted]

MANAGEMENT: (enter company name if applicable) North Ridge Properties LLC

STREET ADDRESS OF PREMISES ("Apartment") 16211 Birch Ave SE, Prior Lake, MN 55372

APARTMENT NO. 2B DURATION OF LEASE (enter number of months or month-to-month) 1yr.

STARTING DATE OF LEASE 7-1-20 DATE THIS LEASE ENDS (if appropriate) 6-30-21

NOTICE PERIOD (the NOTICE PERIOD is one full month unless the LEASE states a different notice period) 45 days

MONTHLY APARTMENT RENT \$ 1,100.00 LATE RENT FEE \$ 2% + 35.00 office

OTHER MONTHLY RENT CHARGES (e.g. garage) \$ Includes Garage + 1 Pet

TOTAL MONTHLY RENT \$ 1,100.00 SECURITY DEPOSIT \$ 935.00 rd 5-6-16

UTILITIES INCLUDED IN RENT:  Heat  Water  Other Garbage + Garage

UTILITIES PAID BY RESIDENT:  Electricity  Telephone  Other Gas + Cable TV

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 Jeanine Davidson

Address Phone: 612-202-4676

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

North Ridge Properties LLC  
Po Box 153

Address Montgomery, MN 56069

\*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 4 Addenda which are made part of this Lease.

Residents pet Bella passed away. Tenant is still approved for #1 pet.

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

North Ridge Properties LLC

by Jeanine Davidson

Date Signed 6-22-20

Christine Campbell  
(Resident)

(Resident)

(Resident)

Date Signed 6/22/2020

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.

8. **WATERBEDS:** RESIDENT may not keep a waterbed or other water-filled furniture in the Apartment without the prior written consent of MANAGEMENT.
9. **PETS:** RESIDENT may not allow animals or pets of any kind in the Apartment or in any common areas without the prior written consent of MANAGEMENT.

**C. CONDITION OF APARTMENT**

10. **MANAGEMENT PROMISES:** 1) That the Apartment and all common areas are fit for use as residential premises; 2) to keep the Apartment in reasonable repair and make necessary repairs within a reasonable time after written notice by RESIDENT except when damage is caused by the intentional or negligent conduct of the RESIDENT or his/her guests; 3) to maintain the Apartment in compliance with applicable health and safety codes except when a violation of the health and safety codes has been caused by the intentional or negligent conduct of the RESIDENT or his/her guests; 4) to keep the common areas clean and in good condition.
11. **RESIDENT PROMISES:** 1) Not to damage or misuse the Apartment or waste the utilities provided by MANAGEMENT or allow his/her guests to do so; 2) not to paint or wallpaper the Apartment, or make any structural changes in the Apartment without the prior written consent of MANAGEMENT; 3) to keep the Apartment clean, and in compliance with all health and safety codes; 4) to give written notice to MANAGEMENT of any necessary repairs to be made; 5) to notify MANAGEMENT immediately of any conditions in the Apartment that are dangerous to human health or safety, or which may damage the Apartment or waste utilities provided by MANAGEMENT; 6) that when RESIDENT moves out, the Apartment will be left in good condition, except for ordinary wear and tear; 7) not to remove any fixtures or furnishings supplied by MANAGEMENT without the prior written consent of MANAGEMENT; 8) to cooperate with MANAGEMENT'S efforts at pest control. This may include, among other things, RESIDENT'S emptying and cleaning cabinets, drawers and closets, pulling furniture away from walls and allowing exterminator to enter and treat the Apartment, and required appropriate treatment of RESIDENT'S personal property.
12. **SECURITY DEPOSIT:** MANAGEMENT may keep all or part of the security deposit: a) for damage to the Apartment beyond ordinary wear and tear; and b) for rent or other money owed to MANAGEMENT.
13. **DESTROYED OR UNLIVABLE APARTMENT:** If the Apartment is destroyed or damaged so it is unfit to live in due to any cause, MANAGEMENT may choose not to rebuild or restore the Apartment and/or may terminate this Lease immediately with no further liability to RESIDENT. If the destruction or damage was not RESIDENT'S fault and MANAGEMENT terminates this Lease, rent will be pro-rated and the balance will be refunded to RESIDENT.

**D. DURATION OF LEASE**

14. **FAILURE TO GIVE POSSESSION:** If MANAGEMENT cannot provide the Apartment to RESIDENT at the start of this Lease, RESIDENT cannot sue MANAGEMENT for any resulting damages but RESIDENT will not start paying rent until he/she gets possession of the Apartment.
15. **MOVING OUT BEFORE LEASE ENDS:** If RESIDENT moves out of the Apartment before the DATE THIS LEASE ENDS, RESIDENT is responsible for rent and any other losses or costs including court costs.
16. **TERMINATION OF LEASE WITH SPECIFIED ENDING DATE:** If RESIDENT wishes to move out of the Apartment on the DATE THIS LEASE ENDS, RESIDENT must give MANAGEMENT prior written notice equal to the NOTICE PERIOD. If RESIDENT fails to give proper notice, MANAGEMENT may a) extend the Lease for one NOTICE PERIOD and b) raise the rent. If RESIDENT stays in the Apartment after the DATE THIS LEASE ENDS, with the approval of MANAGEMENT, and RESIDENT and MANAGEMENT have not renewed this Lease or entered into a new Lease, this Lease shall be extended under its original terms except a) the duration shall be changed to month-to-month, and b) MANAGEMENT may raise the rent.
17. **TERMINATION AND ALTERATION OF MONTH-TO-MONTH LEASES:** When the Lease is month-to-month, MANAGEMENT and RESIDENT may terminate the Lease only by giving the other party written notice equal to the NOTICE PERIOD. A notice to terminate a Lease is effective on the last day of a month. MANAGEMENT may change any of the terms of a month-to-month Lease, including the amount of rent, by giving RESIDENT written notice at least equal to the NOTICE PERIOD.
18. **MOVING OUT OF THE APARTMENT:** RESIDENT will move out of the Apartment when this Lease ends. If RESIDENT moves out after this Lease ends, RESIDENT will be liable to MANAGEMENT for any resulting losses including rent and court costs.

**E. RIGHTS OF MANAGEMENT**

19. **EVICITION:** If RESIDENT violates any of the terms of this Lease, MANAGEMENT may terminate this Lease immediately and without prior notice. If this Lease is terminated but RESIDENT does not move out voluntarily, MANAGEMENT may bring an eviction action. If RESIDENT violates a term of this Lease but MANAGEMENT does not terminate this Lease, or bring an eviction action, or sue RESIDENT, MANAGEMENT does not waive the right to take any of these actions for any other violation of any term of this Lease. Under state law, a lawful seizure from any Apartment of any illegal object or controlled substance, including drugs, constitutes unlawful possession of the Apartment by the RESIDENT, and is grounds for an immediate eviction action.
20. **EVICITION AFTER PARTIAL PAYMENT OF RENT:** It is expressly agreed to between MANAGEMENT and RESIDENT that, pursuant to Minn. Stat. §504B.291, subd.1(c), acceptance by MANAGEMENT of less than the full amount of rent due from RESIDENT does not waive MANAGEMENT'S right to recover possession of the rental premises for nonpayment by RESIDENT of balance of rent owed MANAGEMENT.
21. **ATTORNEY'S FEES AND ENFORCEMENT COSTS:** If MANAGEMENT brings any legal action against RESIDENT, RESIDENT must pay MANAGEMENT'S actual attorneys' fees, or other legal fees and expenses including fees paid to a collection agency, expenses, and court costs even if rent is paid after the legal action is started.
22. **MANAGEMENT'S RIGHT TO ENTER:** In accordance with applicable law, MANAGEMENT or its authorized agents may enter the Apartment at any reasonable time to inspect, improve, maintain or repair the Apartment, or do other necessary work, or to show the Apartment to potential new RESIDENTS or buyers.
23. **MANAGEMENT'S LEGAL RIGHTS AND REMEDIES:** MANAGEMENT may use its legal rights and remedies in any combination. By using one or more of these rights or remedies MANAGEMENT does not give up any other rights or remedies it may have. Acceptance of rent does not waive MANAGEMENT'S right to evict RESIDENT for any past or existing violation of any term of this Lease.
24. **LEASE IS SUBJECT TO MORTGAGE:** The Apartment building may be mortgaged or may be subject to a contract for deed. RESIDENT agrees that the rights of the holder of any present or future mortgage or contract for deed are superior to RESIDENT'S rights. For example, if a mortgage on the Apartment building is foreclosed, the person who forecloses on the Apartment building may, at their option, terminate RESIDENT'S lease.

**F. LIABILITY OF RESIDENT AND MANAGEMENT**

25. **DAMAGE OR INJURY TO RESIDENT OR HIS/HER PROPERTY:** MANAGEMENT is not responsible for any damage or injury that is done to RESIDENT or his/her property, guests or their property that was not caused by MANAGEMENT. MANAGEMENT recommends that RESIDENT obtain Renter's Insurance to protect against injuries or property damage.
26. **ACTS OF THIRD PARTIES:** MANAGEMENT is not responsible for the actions, or for any damages, injury or harm caused by third parties (such as other residents, guests, intruders or trespassers) who are not under MANAGEMENT'S control.
27. **RESIDENT SHALL REIMBURSE MANAGEMENT FOR:** 1) Any loss, property damage, or cost of repair or service (including plumbing problems) caused by negligence or improper use by RESIDENT, his/her agents, family or guests; 2) any loss or damage caused by doors or windows being left open; 3) all costs MANAGEMENT has because of abandonment of the Apartment or other violations of the Lease by RESIDENT, such as costs for advertising the Apartment.
28. **WHEN PAYMENTS ARE DUE:** Any amount owed by RESIDENT is due when MANAGEMENT asks for it. MANAGEMENT does not give up its right to any money owed by RESIDENT because of MANAGEMENT'S failure or delay in asking for any payment. MANAGEMENT can ask for any money owed by RESIDENT before or after RESIDENT moves out of the Apartment.

**G. MISCELLANEOUS**

29. **FALSE OR MISLEADING RENTAL APPLICATION:** If MANAGEMENT determines that any oral or written statements made by RESIDENT in the rental application or otherwise are not true or complete, then RESIDENT has violated this Lease, may be evicted, and may be liable for damages and additional costs and penalties under applicable law.
30. **BUILDING RULES AND ATTACHMENTS ARE PART OF LEASE; NO ORAL AGREEMENTS:** Any attachments to this Lease are a part of this Lease. If a term of any attachment conflicts with any term of this Lease, the attachment term will be controlling. MANAGEMENT'S building rules are a part of this Lease, and MANAGEMENT may make reasonable changes in these rules at any time by giving RESIDENT written notice. No oral agreements have been made. This Lease and its attachments and any other written agreements are the entire agreement between RESIDENT and MANAGEMENT.
31. **NOTICES:** All RESIDENTS agree that notices and demands delivered by MANAGEMENT to the Apartment are proper notice to all RESIDENTS, and are effective as soon as delivered to the Apartment.

ADDENDUM TO MHA RESIDENTIAL LEASE

(Revised 10-20-19)

- 32. UNIT & GARAGE ARE NON-SMOKING ONLY INCLUDING E- Cig AND MEDICAL MARIJUANA: Any smoke odor in unit (including garage) will result in loss of the entire security deposit.
33. VEHICLES: Permitted vehicles shall be parked in designated areas only. No parking on lawn areas. The parking of commercial, recreational vehicles, boats, trailers, unlicensed or non-working automobiles, equipment, etc is not permitted anywhere on the property except in a garage.
34. PLUMBING BLOCKAGES: RESIDENT shall pay the cost of removing all plumbing blockages in the toilets, bathtub, sinks and garbage disposals.
35. CARPETS: RESIDENT shall be responsible to have the carpets professionally cleaned at their own expense as needed or directed by MANAGEMENT.
36. RULES AND REGULATIONS: The Homeowners Association Documents and Building Rules, articles of incorporation, bylaws, declaration and rules and regulations are bound as part of this lease and all RESIDENTS must comply with the documents.
37. KEYS AND LOCKS: RESIDENT may not add or change the locks. If RESIDENT does not return all keys and garage remotes within 24 hours of vacating, the MANAGEMENT may change the locks and charge the cost to the RESIDENT KEYS: Door # 6 Garage Key/Remote Mail Box Pool
38. RENT PAYMENTS: # 2 Apt + # 2 Garage + 2 Building
1) RESIDENT agrees that rental payments, service charges, fees and association fees are due in full on the 1st day of each month.
2) Payments not received by the MANAGEMENT by the 5th day of each month, the RESIDENT shall be charged an 8% late fee in addition to the amount owed.
3) MANAGEMENT demands payment in full before the beginning of the next monthly rental period unless MANAGEMENT gives prior approval for a payment plan.
4) RESIDENT agrees to voluntarily move-out of the rental unit immediately if MANAGEMENT terminates the lease agreement for non-payment of rent and/or payment plans.
39. SERVICE CHARGES AND FEES:
1) Service charge is \$35 per hour per person and expenses for repairs/maintenance (beyond normal wear & tear), cleaning, removal of debris and/or RESIDENTs personal property.
2) A service fee of \$50 may be charged each time MANAGEMENT has to pick up a late payment from RESIDENT.
3) Returned/NSF Checks and/or insufficient ACH funds will be charged a \$25 bank service fee in addition to any late fees (if applicable).
4) Key Replacement: \$15 residence - \$60 garage door remote - \$40 pool access key (Opening locked doors - (\$50 8am-5pm - \$75 5pm-8am)
5) Balances placed into collections shall accrue 8% annual late fees on the remaining balance until it is paid in full.
40. SECURITY DEPOSIT: RESIDENT is prohibited from using the security deposit as payment for the last months rent, the early termination fee, service charges and fees. MANAGEMENT shall deduct from the security deposit: \$150 for apartment units; \$250 for town homes for professional carpet cleaning.
41. NOTICE PERIOD: The Notice Period for move-out at lease ending is 45 days, which must end on the last day of a calendar month.
42. MOVE-OUT AT LEASE ENDING: RESIDENT agrees to allow MANAGEMENT and/or MANAGEMENT'S agents access to show the unit to potential new RESIDENTS or buyers. Move-out time is on or before 12:00 noon on the last day of the lease.
43. MOVE-OUT BEFORE LEASE ENDING: If RESIDENT chooses to move-out before the date this lease ends, RESIDENT must provide MANAGEMENT with a written 45-day notice (which must end on the last day of a calendar month), along with an early termination fee of \$ 2,000.
44. MOVE-OUT BECAUSE OF TERMINATED LEASE: If the RESIDENT fails to cure a breach of any term in this lease to MANAGEMENT's satisfaction, MANAGEMENT may terminate this lease immediately and without prior notice.
45. CRIME-FREE/DRUG-FREE HOUSING: Any member of the RESIDENT'S household and guests shall not engage in unlawful acts or any other activities that threaten the health, safety or welfare of the landlord, his agent(s) or other residents.
46. PET AGREEMENT: At its sole discretion, MANAGEMENT will or will not allow a pet under the following terms and conditions:
1) MANAGEMENT reserves the right to revoke this pet agreement immediately without notice and at any time due to nuisance conditions, including but not limited to, noise, disturbances, odors, humidity, damages, feces, urine spraying, aggressive behavior or complaints.
2) A \$100 application fee and prior MANAGEMENT approval is required for all types of pets. Each pet requires an additional \$300 to be added to the security deposit and a \$35 pet fee will be added to the monthly rental amount.
3) Only the pets named below are allowed in the rental unit. No substitutions.
Pet Name: Type: Breed: Color: Age: Weight:
Pet Name: Type: Breed: Color: Age: Weight:
47. RENTERS INSURANCE: RESIDENTS are encouraged to carry HO4 Insurance.
48. FILTERS AND DETECTORS: RESIDENT acknowledges that MANAGEMENT has provided furnace filters, working smoke detectors and a carbon monoxide detector.
49. WAIVER AND SEVERABILITY: All RESIDENTS and co-signers are jointly and severally liable for all rent and other sums due under this lease.
50. AUTHORIZED AND UNAUTHORIZED OCCUPANCY: Only the RESIDENTS listed on the lease are the authorized occupants of the rental unit.
51. NOISE AND NUISANCES: If RESIDENT's activities create or contribute to nuisance conditions, the MANAGEMENT, at its sole discretion, may issue the RESIDENT: 1) A written warning; 2) A \$100 fine for a 2nd occurrence; 3) A \$250 fine for a 3rd occurrence; or 4) Terminate the lease without prior notice.
52. LEASE ADDENDUMS: RESIDENT acknowledges receipt of the following lease addendums:
Welcome To: Letter Homeowners Association Rules & Bylaws General Building Rules & Regulations
Crime-Free/Drug-Free Housing EPA Lead-Base Paint Disclosure and Pamphlet ACH Automatic Payment Authorization
53. SALE OF RENTAL UNIT: RESIDENT understands that MANAGEMENT has the option to sell the rental unit at its sole discretion.

MANAGEMENT and RESIDENT / COSIGNER agree to the Terms of this Lease and any attachments that may be made part of this Lease. ALL SIGNING BELOW ARE JOINTLY AND SEVERALLY LIABLE FOR ALL RENT AND OTHER SUMS DUE UNDER THIS LEASE.

MANAGEMENT: North Ridge Properties LLC

Resident: [Signature] Date: 6/22/2020

Manager: [Signature]

Resident: [Signature] Date: 6/22/2020

Date: 6-22-20

Co-Signer: [Signature] Date: [Signature]



## North Ridge Properties, LLC

Phone: (612) 202-4676 Email nrp@renttoday.org

### General Building Rules & Regulations - Lease Attachment for: 16211 Birch Ave SE Prior Lake MN 55372

Welcome! Our goal is to make your stay with us a positive experience. For the safety and comfort of others, we require all residents and their guests, to comply with these Building Rules & Regulations. Please contact Jeanine at 612-202-4676 during business hours if you have questions or if your unit requires maintenance. For after hour emergencies call Jeanine at 612-202-4676 if no answer call Jim at 612-280-0843 phones are answered 24hrs a day.

#### Utilities and Post Office Contacts:

Try to call 2 weeks in advance. Let them know you are a new tenant. Open an account, and give them your move in date.

You Must Contact:	Electric:	Xcell Energy	1-800-895-4999
	Gas:	Centerpoint Energy	612-372-4727
	Post Office:	4455 Village Lake Drive SE	952-440-2705
Optional Contacts:	Telephone:	Integra	952-226-7000
	Phone/Internet/Cable:	Mediacom (Cable TV)	1-800-392-6688 (No Satellite Dishes Allowed)
	Insurance:	Securing a Renters Policy on your interior contents is recommended	

#### Routine care of your apartment:

- Do not use rubber backed rugs. Use cutting boards - do not cut on the countertops.
- Do not 'wet' mop floors. Spay lightly and wipe to prevent moisture from getting under flooring.
- Check the batteries in the Smoke/Fire detectors monthly and replace as needed.
- Water can cause serious damage. When showering, make sure the curtain is pulled up against the walls and tucked inside the tub/shower. The fan must be run during and after showering to control moisture. Do not hang any items from the shower head. Don't let water spray on walls or floors No placing shampoo bottles etc. on the window sill. After showering check for water on the floors and wipe up immediately. Report any water problems around tubs, toilets, dishwashers, and under sinks immediately.
- Please report any problems you have with the apartment as soon as they are noticed so repairs can be made.
- Each apartment controls its own hot water heat. The best way to maintain consistent heat is: 1. Set your thermostat at the desired temp. 2. Leave it for the season.
- Keep your apartment clean and free of odors.

#### General Rules:

- This is a non-smoking building including e-cigarettes. Pick up all your cigarette butts from the yard and parking area.
- Please keep windows closed when you leave. Pull the front door closed tight behind you when you come and go.
- Turn off hall and laundry lights when not in use.
- Please be considerate and don't make noises that will disturb the other residents, especially between the hours of 10:00pm and 8:00am. Keep radios, TV sets, stereos at a reasonable volume at all times.
- Residents are responsible for the behavior of their children, pets and guests. Disturbances will not be tolerated.
- Children and pets are not allowed to run freely and must be accompanied by an adult.
- No painting or other alterations to the apartments, landscaping or common areas is allowed without prior permission.
- No structural alterations, whether temporary or permanent, to the structure of the building.
- No business activities allowed without prior authorization. No signs or advertisements in yard or windows.
- No tampering with any building mechanical system, cable TV, antenna's, electrical, heating and plumbing systems etc.

#### Common Areas:

- The Common Areas are for the enjoyment and use of all the building residents. Please be considerate of others.
- Common Areas must be kept clean, free of odors and in good appearance at all times. Do not leave items in the hallways.
- When using the laundry please do not allow your laundry to sit in the machines as other tenants may want to use them.



Please keep all of your laundry supplies put away and the laundry room picked up.

- Please shovel the walk and apply salt lightly as needed if one of the other tenants has not already done so
- Barbeque grills must be kept at least 10' away from the building when in use. Keeping smoke away from building.
- No campfires or fire pits allowed.
- All personal items such as lawn chairs, bicycles and children's play toys must be stored in the resident's unit or garage when not in use.
- Kiddies pools and pup tents are allowed but must be moved every 2 days to avoid lawn damage.
- No antennas, satellite dishes, signs or yard decorations allowed.

**Parking**

- Maximum 2 vehicles per residents unit. All vehicles must be licensed and in working condition. No commercial vehicles. Unlicensed or inoperative vehicles will be towed at residence expense.
- You and your guests can only park in your designated spots or on the street . No driving on the grass.
- No outside parking or storage of boats, trailers, RVs, etc is allowed. These items must be stored in your garage, and returned to your garage immediately after use.
- No mechanical repairs or auto maintenance is allowed in driveways or parking areas.
- Garage doors must remain closed and locked.
- Please move vehicles to allow for snow plowing.

**Pets**

- Pets are not allowed unless approved in your Lease Agreement.
- Pets must always be supervised and under the control of resident. No pets can be left unattended outdoors.
- Pets must use the designated area to urinate and BM. Owners must collect and properly disposed of pet feces immediately. No tethering of pets outdoors.
- Pets must be housed inside the residents unit. No outdoor kennels or pet shelters allowed.
- Pets must not bark, cry or be an annoyance to the other residents. Repeated or prolonged pet disturbances will not be tolerated. You cannot keep the pet if it bothers the other residents. Aggressive pet behavior is not allowed.

**Garbage Cans**

- Each unit is assigned 1 garbage can to be kept in your garage except on Thurs Eve and Friday for curbside pickup. Periodically wash out your can to avoid odor. There is a product called Odoban that works great.
- Two recycle cans are located in the #5<sup>th</sup> garage for your use. Rinse out your recyclables and crush your box's. Residents must move these cans to the curb for pick up every other Friday.
- Call Waste Management ahead of time for special arrangements for large item pick-up.

**Violations of Building Rules**

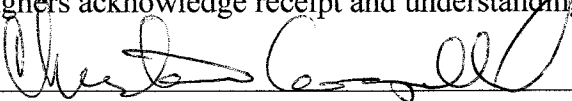
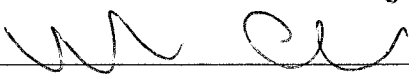
- Tenants are required to follow all building rules. Tenants will receive a verbal, text or email notice of a violation and given 1 day to correct the problem. If the violation continues and the tenant is still not in compliance with the building rules on day 2 a fine of \$10 per day will be assessed and collected with the next rental (ACH) payment. If repeated violations of the same rules occur with in a 1 year period fines will occur immediately.
- If for some reason you are not able to comply. Contact the office immediately and exceptions may be made on a case by case basis.

If you have any concerns or questions feel free to call 612-202-4676.

*Jeanine Davidson*

North Ridge Properties LLC

Tenants and Co-Signers acknowledge receipt and understanding of General Building Rules & Regulations.

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

Date 6/22/2020

6-14-19

**LEASE ADDENDUM FOR CRIME-FREE/DRUG-FREE HOUSING**

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household, or a guest or other person under the resident's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802]) or possession of drug paraphernalia (MN Statute 152.092).

2. Resident, any members of the resident's household, or a guest or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the said premises.

3. Residents or members of the household will not permit the dwelling to be used for, or to facilitate illegal activity, including drug-related illegal activity, regardless or whether the individual engaging in such activity is a member of the household.

4. Resident or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.

5. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety, or welfare of the landlord, his agent(s) or tenants.

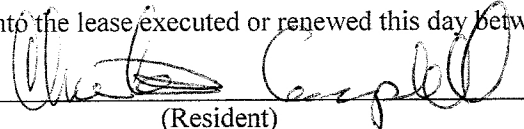
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the lease.

It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

MANAGEMENT

  
\_\_\_\_\_  
(Resident)

  
\_\_\_\_\_

  
\_\_\_\_\_  
(Resident)

by: North Side Properties LLC  
\_\_\_\_\_  
(Resident)

Date Signed: 6-22-20

Date Signed: 6/22/2020

Resident(s) acknowledge receipt of this addendum by signature of this document

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) X Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) X Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

\* (c) CC/MC Lessee has received copies of all information listed above.

\* (d) CC/MC Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) JD Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Denise Diller</u>	<u>6-22-20</u>	<u>Denise Diller</u>	<u>6/22/2020</u>
Lessor	Date	Lessor	Date
<u>[Signature]</u>	<u>6/22/2020</u>	<u>[Signature]</u>	<u>6/22/2020</u>
Lessee	Date	Lessee	Date
Agent	Date	Agent	Date