

Residential Lease Agreement

PROPERTY

This lease is prepared to meet the general requirements of Minnesota residential tenancy law. Local ordinances may add requirements not reflected here. It is a working template, not legal advice; for questions about a specific situation, consult a licensed Minnesota attorney.

Basic information

LANDLORD NAME

TENANT NAME(S)

LANDLORD ADDRESS FOR NOTICE

TENANT ADDRESS FOR NOTICE (BEFORE START)

LANDLORD PHONE

TENANT PHONE

LANDLORD EMAIL

TENANT EMAIL

Term

LEASE TYPE (FIXED / MONTH-TO-MONTH)

RENT DUE DAY OF MONTH

START DATE (MM/DD/YYYY)

EXPIRATION DATE (MM/DD/YYYY)

Rent & money due

MONTHLY BASE RENT (\$)

PAYMENT METHOD

SECURITY DEPOSIT (\$)

LATE FEE (\$)

PRORATED FIRST MONTH (\$, IF ANY)

GRACE PERIOD (DAYS)

FIRST FULL MONTH RENT (\$)

TOTAL DUE AT SIGNING (\$)

TOTAL DUE AT START DATE (\$)

DEPOSIT RETURN WINDOW (DAYS)

Additional occupants (besides Tenant)

OCCUPANT 1 — NAME

AGE

OCCUPANT 2 — NAME

AGE

OCCUPANT 3 — NAME

AGE

Appliances & equipment included

Refrigerator; Oven/Range; Microwave; Dishwasher; Clothes washer; Clothes dryer; Window A/C

Utilities & Services

For each item, state who is responsible (e.g. "Included in base rent", "Tenant pays provider", "Landlord pays", or "N/A") and the provider where the tenant pays directly.

UTILITY / SERVICE	RESPONSIBILITY / PROVIDER
Electricity	Tenant pays - Rochester Public Utilities
Natural gas	Included in base rent
Heat	Included in base rent
Water & sewer	Included in base rent
Trash removal	Included in base rent
Snow removal	Landlord - walks, stairs, drive, parking
Landscaping	Included (lawn care)
Heating oil	N/A
Telephone	N/A
Cable TV	N/A
Internet	N/A
HOA / condo assessment	N/A

Deposit, Insurance, Parking, Pets & Smoking

Security deposit

Tenant pays the security deposit shown above on the Start Date. Landlord holds it as required by Minnesota law and credits interest at the statutory rate (currently 1% simple per year). It may be applied to unpaid rent, damage beyond ordinary wear and tear, and cleaning to restore the Property. The deposit, less any lawful itemized deductions, is returned within the number of days shown above after Tenant vacates and provides a forwarding address (Minn. Stat. § 504B.178).

Renter's insurance

REQUIRED? (NO / YES — MINIMUM LIABILITY)

Not required (Landlord recommends it)

Parking

PARKING (INCLUDED / \$ PER MONTH / NONE)

Included in base rent

RESERVED SPACE(S)

Storage

No separate storage room, locker, or exterior area is provided under this Lease.

Pets

PETS (NONE / ALLOWED — TERMS)

No pets permitted; service/assistance animals reviewed as required by law

Smoking

Smoking and vaping are not permitted in the Property or, where applicable, common areas and Building grounds. Beyond any other remedy, Landlord may charge up to the amount below for a second and each later violation.

SMOKING VIOLATION FEE (\$)

250

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Additional Terms

2.1 Condition of the Property

Tenant has examined the Property (in person or virtually) and accepts its current condition, except as noted in any move-in inspection. Landlord will deliver possession on the Start Date in the same or better condition, ordinary wear and tear excepted.

2.2 Possession

If Landlord cannot deliver possession by the Start Date through no fault of Landlord, the Lease continues but Tenant's rent is prorated (on a 30-day month) for the period Tenant cannot take possession, which is Tenant's sole remedy. If possession is not delivered within 30 days after the Start Date, Tenant may cancel this Lease by written notice before taking possession, and all amounts paid are refunded.

2.3 Rent payment, late payment & returned payments

Rent is due in advance on the due date each month. The late fee applies if rent is not paid in full within the stated grace period; accepting a late payment does not waive the due date. If a payment is dishonored, Landlord may require future payment by certified funds and recover any associated bank fee; after two dishonored payments, Landlord may require all remaining payments by certified funds.

2.4 Security deposit — use & return

Landlord may apply the deposit to Tenant defaults (including unpaid rent), repair of damage beyond ordinary wear and tear, and cleaning to restore the Property. The deposit does not excuse rent owed before termination. It is returned with any statutory interest, less itemized lawful deductions, within the period stated above after Tenant vacates and provides a forwarding address.

2.5 Tenant's obligations

- Use the Property only as a residence; no commercial, illegal, or inappropriate use.
- Allow occupancy only by Tenant, the listed occupants, and any Tenant's minor children (notify Landlord promptly when minor children move in).
- Cause no unreasonable noise, hazard, or nuisance, and not interfere with others' quiet enjoyment.
- Keep the Property clean, safe, and sanitary; dispose of trash and recycling properly; use appliances as intended; keep doors and windows accessible; return the Property in its delivered condition (ordinary wear and tear excepted).
- Not sublet or assign without Landlord's prior written consent; no short-term rental (e.g. Airbnb/VRBO). Unauthorized transfers are void and a ground for termination.
- Make no alterations (including paint, wallpaper, fixtures, shelving, or added wiring/cabling) without Landlord's prior written consent; restore any unapproved change at Tenant's cost.
- All Tenants are jointly and severally liable for every obligation under this Lease.

2.6 Landlord's obligations

Landlord provides the utilities/services listed above and otherwise required by law, and is not liable for interruptions beyond Landlord's reasonable control. Subject to Tenant's duties, Landlord keeps the Building (structure, roof, systems) and any common areas in good, safe repair and repairs Property appliances, fixtures, and equipment except where damage results from an occupant's or guest's willful, malicious, or irresponsible conduct. Tenant will promptly report needed repairs in writing; Landlord will act reasonably promptly.

2.7 Landlord's access

With at least 24 hours' notice (or longer if required by law), Landlord may enter during normal business hours to inspect, maintain, repair, or show the Property. Landlord may enter without advance notice in an emergency or where necessary for safety, security, law enforcement, or to comply with local ordinances, giving Tenant notice within two days after.

2.8 Surrender & holdover

Tenant will surrender the Property and return all keys by the Expiration Date or earlier termination, in the delivered condition (ordinary wear and tear excepted), clean and free of personal property. Property left behind may be treated as abandoned and removed at Tenant's cost to the extent allowed by law. If Tenant holds over without Landlord accepting rent for the next month, Landlord may pursue eviction and recover up to double the prorated monthly rent (or the maximum allowed) for the holdover period. If Landlord accepts rent

for the following month, the tenancy becomes month-to-month, endable by either party with one calendar month's written notice.

2.9 Default

Tenant is in default if Tenant fails to pay rent or additional rent within 7 days after it is due and does not cure within 7 days after written notice, or fails to meet any other obligation and does not cure within 7 days after written notice. On default, Landlord may exercise all remedies allowed by law, including terminating the Lease, regaining possession through eviction, and recovering unpaid rent, holdover rent, re-letting shortfall through the Expiration Date, repair costs for improper-use damage, and — where allowed — court costs and reasonable attorneys' fees. Landlord will use reasonable efforts to mitigate where required by law.

2.10 Notices

Notices of termination or default, and any other notice the law requires in writing, will be in writing and sent to the addresses in the Basic Information above. Other notices may be sent to the email or address listed there or by other electronic means the parties agree to. Either party may update its address by written notice.

2.11 Tenant's property

Landlord's insurance does not cover Tenant's personal property, and Landlord is not liable for damage to it. Landlord recommends renter's insurance even if not required.

2.12 General

This Lease is governed by Minnesota law and any applicable local law. It binds the parties' permitted heirs, representatives, and assigns, and together with its addenda and disclosures is the entire agreement, changeable only in a writing signed by all parties. If any provision is unenforceable, the rest remain in effect to the maximum extent allowed.

2.13 Disclosures / addenda & 2.14 Execution

The attached disclosures and addenda are part of this Lease; if they conflict with the main body, the main body controls. All persons listed as Tenant will sign the Lease and addenda where indicated. The parties consent to electronic signatures and to delivery by electronic or digital means, which have the same effect as signed originals.

Signatures

IN WITNESS WHEREOF, Tenant and Landlord execute this Lease as of the date of the last signature below.

TENANT SIGNATURE

PRINTED NAME

DATE

LANDLORD SIGNATURE

PRINTED NAME

DATE

Parking Addendum

This addendum is part of the Lease. Tenant may park in the parking area on the Building grounds during the Term. Landlord may require all vehicles to be registered (license plate, owner name, contact) and may use parking controls such as tags, decals, or gated access, charging reasonable and customary fees for them. Only registered vehicles may be parked by Tenant, occupants, or guests; Tenant will notify Landlord and re-register before parking any replacement vehicle.

Reserved space(s)

Rules

- Obey all posted parking and traffic regulations on private streets, roads, and drives.
- Use the parking area only to park and to load/unload motor vehicles.
- Obey fire-lane rules; illegally or improperly parked vehicles may be towed without notice at the owner's expense.
- Only operable passenger vehicles (including pickups) that fit a space may use the area — no commercial vehicles, RVs, boats, trailers, or oversized vehicles.
- Landlord may remove, at the owner's expense, any vehicle that appears abandoned or inoperable, lacks plates, or has expired registration.
- No vehicle repairs on the grounds except emergency repairs; wash vehicles only in designated areas.
- Parking is at Tenant's own risk; Landlord provides no security and is not liable for damage or theft.

Violating any term of this addendum is a default under the Lease.

TENANT SIGNATURE

PRINTED NAME

DATE

LANDLORD SIGNATURE

PRINTED NAME

DATE

Rules Addendum

Residents

- Dispose of trash only in designated areas.
- Promptly report repair or maintenance problems to Landlord or the managing agent.

Keys

- At move-in, Tenant signs a receipt listing the locks and the number of keys provided.
- At move-out, Tenant returns all keys; if any are not returned, Landlord may re-key and charge the cost (or apply the deposit).
- Report lost keys or duplicate requests to Landlord; Tenant bears the cost and may not copy keys independently.

Use of premises & common areas

- No drilling, nails, hooks, or screws without Landlord's written consent; fasten nothing to fixtures, appliances, or interior/exterior surfaces.
- Do not alter balconies or porches or use them for storage; observe weight limits.
- No laundry or items hung from windows, balconies, or porches.
- Bring nothing that increases fire risk (e.g. flammable chemicals); no wax candles.
- No cooking or barbecuing on a porch/balcony or within 15 feet of any building.
- No signs, ads, or notices visible outside the Property.
- No added or changed locks without Landlord's written consent.
- No waterbeds or water furniture; unusually heavy items (pianos, safes) only if Landlord agrees the weight is reasonable for the floor.

Other house rules

N/A

TENANT SIGNATURE

PRINTED NAME

DATE

LANDLORD SIGNATURE

PRINTED NAME

DATE

Lead-Based Paint Hazard Disclosure

Lead warning statement

Housing built before 1978 may contain lead-based paint. Lead from paint, chips, and dust can be a health hazard, especially to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose known lead-based paint and hazards, and tenants must receive the federally approved pamphlet on lead-poisoning prevention.

Landlord's disclosure

KNOWN LEAD-BASED PAINT / HAZARDS (STATE "NONE KNOWN" OR DESCRIBE)

Landlord has no knowledge of lead-based paint or hazards in the housing.

RECORDS / REPORTS PROVIDED TO TENANT (OR "NONE")

Landlord has no reports or records on lead-based paint or hazards.

Tenant's acknowledgement

By signing, Tenant acknowledges receiving the information above and a copy of the pamphlet "Protect Your Family from Lead in Your Home."

TENANT SIGNATURE

PRINTED NAME

DATE

LANDLORD SIGNATURE

PRINTED NAME

DATE

Occupancy Restrictions Addendum

Minnesota law requires every residential lease to state that certain activities are prohibited on the premises. The following are prohibited on the Property:

- Making, selling, possessing, purchasing, or allowing controlled substances;
- Allowing prostitution or prostitution-related activity;
- Allowing unlawful use or possession of a firearm; and
- Allowing stolen property or property obtained by robbery.

Per Minn. Stat. § 504B.181, Tenant is notified that the Minnesota Attorney General's handbook "Landlords and Tenants: Rights and Responsibilities" is available to Tenant and is provided with this Lease.

TENANT SIGNATURE

PRINTED NAME

DATE

LANDLORD SIGNATURE

PRINTED NAME

DATE

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