

L&H Investments, LLC
Lease Agreement

All Payments must be made out to L&H Investments, LLC and sent to:

L&H Investments, LLC
Fax (612) 605-8108
P.O. Box 2875
St. Paul, MN 55102-2875

Tenant leases from Landlord Address situated in the _____ ,
Situating in the County of _____ and State of Minnesota.

Landlord: L&H Investment, LLC
Term Length: _____ Months _____
Begins: _____
Ends: Midnight on: _____
Move- In Dat e: _____
Prorated Rent: \$ _____

Tenant: _____
Monthly Rent: _____
Security Deposit \$ _____
Late Rent Charge: \$5/day to a maximum \$50 per mo.
Monthly Association Fee: None (Paid by Landlord)
Garage Door Opener Replacement: See Attachment
Lost Key: See Attachment

1) **Rent** Tenant must pay and Landlord must receive in full on the first day of the month at: **L&H Investments, LLC P.O. Box 2875 St. Paul, MN 55102-2875** monthly rent.

A) **Term.** The term is _____ months. If the Tenant moves in before the term begins, Tenant shall pay pro rata until the term of the lease begins.

B) **Unpaid Amount:** Interest rate on unpaid amounts owed to Landlord by Tenant is twenty-one percent (21 %) per year (0.049315% per day). Interest begins to accumulate on unpaid amounts if Tenant does not pay the rent in full by the fifth (5th) day of the month.

2) **Signing of This Lease** At the signing of this Lease, Tenant will pay Landlord the security deposit and any pro rata amounts due. If signing is after the 20th of the month, tenant will also pay the next (first) full months rent at the time of signing.

3) **Security Deposit.** If Tenant fails to timely perform any obligation, Landlord may use security deposit. If Landlord uses the security deposit, Tenant must replace it. Landlord may deduct from the security deposit amounts owing under this Lease or for cleaning, repair and other expenses incurred by Landlord in connection with the condition of the Dwelling at the time Tenant vacates the Dwelling. If Tenant performs all agreements in this Lease, pays rent and other charges in time and leaves the Unit in good condition when the term ends, Landlord will, within twenty-one (21) days, return the remaining security deposit. Tenant may not use security deposit to pay rent. Landlord will pay tenant 1% per year simple interest on his/her security deposit. The payment will be made when the tenant vacates the property.

4) **Delay in Possession.** The Landlord shall use best efforts to ensure that the Unit is available for Tenant's occupation on the beginning date of this Lease. However, in the event that there are delays on the part of the Landlord, and Landlord cannot deliver the Unit at the beginning date of this Lease, Tenant has the option to either postpone the beginning date of this Lease until the Unit is available, in which case the Term shall run from the date that the Unit is available for occupation, or Tenant may terminate this Lease and receive a full refund of all moneys paid. The Landlord is not liable for other damages.

5) **Use and Occupancy.** Tenant will use the premises solely as a private residence to live in and for no other purpose. The following individuals will occupy the premises: _____ .
Tenant shall not smoke within the Dwelling and Tenant shall not permit Tenant's Guest (Tenant's family member, employee, friends or other persons) to smoke within the Dwelling. If Tenant smokes outside the Dwelling, Tenant shall provide and use a fire safe receptacle for ashes and butts, and Tenant shall be responsible to assure that no butts are left on the ground. Tenant may not use the Dwelling for any unlawful activity. In particular, Tenant agrees that (a) Tenant will not unlawfully allow controlled substances in the dwelling; and (b) the property will not be used by the Tenant or others acting under 'Tenant's control to manufacture, sell, give away, barter, deliver, exchange,

distribute, or possess a controlled substance in violation of any local, state, or federal law. The Tenant may not use the Dwelling for the purpose of carrying on any business, profession or trade, except as permitted under applicable local law and agreed to in writing by the Landlord. Additional occupants may be permitted at Landlord's discretion and with an accompanying rent increase.

6) **Utilities and Service.** Tenant will arrange for, and pay for, all utilities and services. If Tenant causes damage, Landlord may repair it at Tenant's expense. Tenant may not install appliances unless Landlord first approves them. Landlord has no obligations for utilities or services even if Landlord pays for them, Tenant shall be bound by all utility, phone and cable television restrictions.

7) **Changes/Alterations.** Tenant must get Landlord's prior written consent to install, change or paint: paneling, flooring, "built in" decorations, partitions, railings, walls or wallpaper. Tenant must not change or damage the systems (like locks, plumbing, ventilating, air-conditioning, elevator, electric or heating). If Landlord agrees, changes and fixed installations become the Landlord's property when complete and paid for. They must stay in the Unit at the end of the term of the Lease. Landlord can require Tenant to remove them before the end of the term. If Landlord wants them removed, Landlord will notify Tenant at least 15 days before the end of the Term. Tenant pays all costs to comply. Tenant must not create debts or charges ("liens") against the Unit or Building. Tenant must pay and remove any lien within 20 days.

8) **Maintenance and Repairs.** Tenant agrees, at Tenant's expense, to maintain the Dwelling in at least the same condition as it is in at the time that Tenant takes possession under this Lease, and to make all repairs and eliminate any violation of health and safety laws that result from the negligent, willful, malicious or irresponsible conduct of Tenant or Tenant's family, agents or guests (collectively, "Tenant's Guests"). Tenant shall comply with all the sanitary laws affecting the cleanliness, occupancy and preservation of the Dwelling. Tenant shall shovel the Dwelling's deck and back patio as needed and shall maintain the outside of the Dwelling in clean condition and free of litter and personal belongings. Landlord will repair the plumbing, heating and electrical systems, unless Tenant caused the damage or was negligent. If so, Tenant must pay for all repairs and replacements. Landlord may do so at Tenant's expense.

9) **Fire, Accident, Defects, Damage.** Tenant must give Landlord immediate notice of fire, accident, damage or dangerous or defective condition. If fire or other mishap makes the Unit unusable, no rent is due while unusable (as long as not caused by Tenant). If Tenant can use part of the Unit, Tenant must pay rent for the usable part. Landlord may decide which part is usable.

If the Unit or Building is damaged, Landlord may cancel the Lease. If Landlord decides to cancel, Landlord will notify Tenant within 30 days after the damage. If not, Landlord has a reasonable time to repair. This includes delays such as settling insurance claims, weather, public authorities, Tenant's act or neglect, obtaining estimates, labor or supply problems, or any other cause not fully within Landlord's reasonable control. If Tenant (or Tenant's family member, employee, guest or other person) caused the damage, then Tenant will make and pay for all repairs. Tenant must still pay full rent with no adjustment.

If canceled, the Lease ends 30 days after Landlord's cancellation notice. Tenant must leave the Unit by the cancellation date, and pay all rent due through the damage date. If not canceled, Landlord only repairs equipment that Landlord originally installed.

In no event shall Landlord be responsible for any damage done to the personal property of the Tenant. Tenant must obtain "renter's insurance". Renter's insurance is required of all Tenants' by the Landlord within 60 days (see section 17). Tenant shall reimburse Landlord for any repair or replacement costs incurred by Landlord, and for any loss or damage to the Dwelling, resulting from Tenant's acts or omissions, whether or not the same were intentional or negligent.

10) **Common Elements.** If for any reason the Common Elements provided by the Homeowners' Association are damaged and Tenant cannot use them, Tenant must still pay full rent and association fees with no adjustment.

11) **Recreational Areas, Pets.** Landlord may give Tenant permission to use playground, pool, tennis court, parking or other recreation area. Landlord may cancel permission at any time. Tenant will use the area at tenant's own risk and must pay all fees. Tenant will obey all Homeowners Associations Rules and Regulations (See Condominium Documents left in Townhouse).

Tenant requires Landlord's explicit approval to keep a pet. Tenant must meet and agree to the conditions contained with the Animal Agreement attached to this Lease. If Tenant obtains a pet during the term of this Lease, Tenant must obtain Landlord's permission to keep the pet, and must sign the Animal Agreement and comply with its terms. Should Tenant fail to do so, or fail to comply with the terms of the Animal Agreement, Tenant automatically breaches this Lease and Landlord may take appropriate action.

12) **Landlord Not Responsible.** Landlord is not liable for loss, expense or damage to any person or property. Landlord is not liable to Tenant for permitting or refusing anyone into the building. Any security measures taken by Landlord, including a security system, are performed merely as a courtesy. These measures or systems are not guaranteed, and Landlord is not responsible for Tenant's personal protection or personal property.

Tenant must pay for Landlord's damages and expenses due to any act or neglect of Tenant. This includes any violation of Condominium Documents. If a lawsuit is brought against Landlord, Tenant must pay for Landlord's defense. Landlord may choose its attorney. Tenant is also responsible for all acts or neglect of Tenant's family, employees, guests or others in the Unit.

Tenant must carry properly (renters') and liability insurance that Landlord and/or the Homeowners' Association requires. The insurance must name Landlord as an additional insured party to that policy. Tenant will promptly give Landlord a copy of the policy. Tenant must provide a copy of the policy at time of move-in.

Neither Landlord nor the Homeowners' Association are responsible for (a) loss, theft or damage to Tenant's property or (b) injury caused by Tenant's property or its use. Landlord does not carry insurance for Tenant's personal property or for Tenant's legal responsibility. Tenant will obtain and pay for that insurance.

13) **Entry by Landlord, Signs.** Landlord may enter the Unit to repair, inspect, exterminate, install, maintain, replace or perform work. Landlord may show the Unit to possible buyers, lenders or investors (of the Unit or land). Landlord will try to give reasonable notice, except in emergency. Landlord may place "for sale" or "for rent" signs on the Unit or property.

14) **Transfer and Sublease-** Tenant may not transfer this Lease, or sublet (lease to another) the Unit, or allow others to use the Unit.

15) **Condemnation.** "Condemnation" means a legal authority can take the Unit, Building or land by paying Landlord. IF all of the Unit, Building and land is taken, the "Term and Tenant's rights end when the authority takes title. If only part of the Unit, Building or land is taken, Landlord may end this Lease by giving Tenant at least 30 days' notice. If canceled, Tenant must give the Unit to Landlord on the cancellation date, along with all rent due to that date. The entire payment for any taking belongs to Landlord. Tenant gives Landlord any rights Tenant has to payment.

16) **Construction Or Demolition.** Construction or demolition may occur in or near the Building. This does not affect Tenant's agreements in this Lease, if it interferes with Tenant's ventilation, view or enjoyment. If the Landlord wants to tear down the entire Building, Landlord may end This lease by giving Tenant six (6) months' notice.

17) **Renters Insurance.** Tenant must and will have 60 days front the signing date of the lease to show proof of Renters Insurance. Tenant must hold valid insurance in their name for the subject property rented for the full term of the lease. If Tenant does not show proof of insurance by the deadline date, this lease will be considered defaulted and Landlord may exercise any remedies stated in section 18.

18) **Tenant's Broken Lease Terms (Default).** Below are some of Landlord's right and remedies. Landlord also has other rights and remedies the law allows or provides.

A. TENANT GIVES UP RIGHTS TO NOTICES. LANDLORD NEED NOT GIVE TENANT A NOTICE OF, OR AN OPPORTUNITY TO CORRECT, ANY BROKEN LEASE TERM. TENANT ALSO GIVES UP THE RIGHT TO RECEIVE A "NOTICE TO QUIT" OR "NOTICE TO VACATE" FROM LANDLORD. THIS MEANS LANDLORD IS NOT REQUIRED TO NOTIFY TENANT TO LEAVE THE UNIT.

Landlord may give Tenant a notice to leave. If given, the termination notice will state when the Lease ends. Tenant must leave the Unit and give Landlord the keys by that date. Tenant remains responsible for rent until the end of the Lease.

B. If Tenant's rental application is incorrect or incomplete, that is a default.

C. If Landlord ends the Lease; or Tenant does not pay rent or added rent on time; or Tenant leaves (vacates) the Unit; or the Term has ended; or Tenant broke any obligation under this Lease, Landlord may, in addition, to other rights and remedies: (a) evict Tenant; (b) sue for money damages; or (c) both.

D. If Landlord ends this Lease, or takes back the Unit:

I) Tenant must immediately pay rent and added rent for the unexpired Term.

II) Landlord may again lease (re-let) the Unit, and anything in it, for any term. Landlord may, at Tenant's expense, do any work the Landlord reasonably needs to repair the Unit and prepare it for renting. Tenant remains responsible and is not released, except as the law requires.

III) All rent Landlord received for re-renting applies first to pay Landlord's expenses and last to pay amount Tenant owes .

IV) Landlord does not waive (give up) rights if Landlord delays or fails, to sue.

V) Tenant must continue to pay rent, damages, losses and expenses, without offset.

E. Tenant will pay all of Landlord's reasonable costs and expenses (including attorney's fees and court costs).

19. No Jury Trial. Landlord and Tenant waive (give up) their right to a trial by jury for anything related to this lease or the unit.

20. Landlord does not give up rights. Landlord does not give up any rights, even if it accepts rent or does not enforce this Lease. If a term is illegal or unenforceable, the rest of the Lease remains in effect.

21. Unable to Pay Debts. If Tenant can not pay debts when due, Landlord may end this Lease on 30 days' notice. Tenant must continue to pay rent, damages, losses and expenses.

22. Rules. Tenant must also comply with all written Rules at the end or attached to this Lease. Landlord will notify Tenant of new Rules. Landlord and the Homeowners' Association need not enforce Rules against other tenants. Landlord is not legally responsible to Tenant if another Tenant violates the Rules. Tenant receives no rights under the Rules.

23. Complete Agreement Tenant read this Lease. All Landlord's promises are in this Lease. There are no others. To change this Lease, all parties must sign an agreement.

24. Landlord Unable to Perform. Landlord may delay or fail to provide any required service or utility, make any required repair or change to the Unit or building, supply any required equipment or appliances; or perform any other obligation. This includes delays from settling insurance claims, obtaining estimates, weather, labor or supply problems, public authorities, Tenant's act or neglect or any other cause not fully within Landlord reasonable control. Tenant remains legally responsible.

25. End of Term. At the end of the Term, Tenant must leave the Unit clean and in good condition. Tenant will remove all Tenant's property, installations, alterations and decorations. Tenant will repair all damage. Tenant will restore the Unit to the same or better condition as at the beginning date. Any property Tenant leaves behind is considered abandoned.

26. Notice to Vacate. Tenant shall provide Landlord with notice that Tenant is vacating at the expiration of the term. Tenant shall provide sixty (60) days notice if the Lease is semi-annual (6 months) and thirty (30) days if the Lease is month to month. All notices must be given by the first day of the month. (See Paragraph 26).

27. Holding Over. IF TENANT REMAINS IN THE UNIT AFTER THE END OF THE LEASE THIS LEASE SHALL BE ON A MONTH-TO-MONTH TERM. IF A TENANT GIVES NOTICE THIRTY (30) DAYS PRIOR TO EXPIRATION OF THE LEASE TERM OF ITS DESIRE TO EXTEND THE LEASE TERM FOR A DEFINITE PERIOD LESS THAN SIX (6) MONTHS AND LANDLORD HAS NOT ENTERED INTO A LEASE OF THE UNIT WITH ANOTHER PARTY, THEN THE LEASE "TERM SHALL EXTEND IN ACCORDANCE WITH THE

WRITTEN NOTICE, BUT THE RENT SHALL BECOME THE CURRENT MARKET RATE FOR SIMILAR UNITS, IF TENANT FAILS TO GIVE LANDLORD SUCH NOTICE, THE MONTHLY RENTAL PAYMENT SHALL BE 125% OF THE MONTHLY RENT. APART FROM THE EXCEPTIONS INDICATED IN THIS SECTION, THE REMAINING TERMS OF THIS LEASE SHALL REMAIN IN FORCE.

28. **Parties Bound by this Lease.** This Lease obligates Landlord, Tenant and all parties who lawfully succeed in their rights or take their places.

29. **Tenant Inspected Unit.** Tenant inspected the Unit and Building. Tenant takes the Unit "AS IS".

30. **Condominium Documents.** This Lease is lower than all Homeowners' Association Documents. This Lease is also lower than any existing or future leases, agreements, mortgages, renewals, modifications or extensions which affect the Unit or Homeowners' Association Documents.

31. **Tenant Releases Landlord.** This Lease contains all of Landlord's obligations. There are no others. Landlord is not legally responsible for any act or omission of the Homeowners' Association, or anyone else.

32. **Subordination.** This lease is subject and subordinate to the lien of any mortgage now in or hereafter placed on the leased premises, or on the premises of which the leased premises are a part. If any legal documents are necessary to make the subordination effective, the Tenant agrees to execute and acknowledge such documents if and when submitted to the Tenant for that purpose.

Resident _____ Date _____

Resident _____ Date _____

Witness _____ Date _____

Landlord _____ Date _____

Disclosure of Information on Lead-Based Paint and 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, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Management's (Lessor's) Disclosure (initial)

___ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

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

Management has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

___ (b) Records and reports available to the resident (check one below):

Management has provided the resident with all available records and reports pertaining to lead-based paint and /or lead-based paint hazards in the housing (list documents below):

Management has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Resident's (Lessee's) Acknowledgment (initial)

___ (c) Resident has received copies of all information listed above.

___ (d) Resident has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

___ (e) Agent has informed the management of the management'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 provided by the signatory is true and accurate.

_____ Management	_____ Date	_____ Resident	_____ Date
_____ Management	_____ Date	_____ Resident	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

CO-SIGNER AGREEMENT

(Addendum to Lease/Rental Agreement)

This agreement is attached to and forms a part of the Rental Agreement dated _____
between _____ as Owner/Agent and
_____ as Tenant

I/We, the co-signors _____, residing at
_____ have

completed a Rental Application for the express purpose of enabling the Owners to check my credit. I have read the Rental Agreement, and I promise to guarantee the Tenants' compliance with the financial obligations of this Agreement. I understand that I may be required to pay for rent, cleaning charges, or damage assessments. I/We agree to comply with and uphold all of the terms of the lease agreement.

I also understand that this Co-Signer Agreement will remain in force throughout the entire term of the tenant's tenancy, even if their tenancy is extended and/or changed in its terms.

Co-Signer: _____
SS #: _____
Co-Signer: _____
SS#: _____

Accepted by owner/Manager: _____

Animal Agreement

This document is an addendum and is part of the Lease or Rental Agreement, dated _____ by and between L&H Investments, LLC, Owner/Agent, and _____, Tenant, for the premises located at: _____

In consideration of their mutual promises, Owner/Agent and Tenant agree as follows:

1. The Lease/Rental Agreement provides that without Owner/Agents prior written consent, no animals whatsoever shall be allowed in or about the premises. Tenant shall not keep or feed stray animals in their rental unit or anywhere on the grounds. Tenant may not allow an animal to be in their rental unit or on the premises even temporarily. Tenant must advise their guests of this policy prohibiting animals or secure advance approval from the Owner/Agent.
2. Tenant desires to keep the following described animal (see attached Pilot()), herein after referred to as Pet and represents it is a domesticated dog, cat, bird, fish, or _____. Said Pet(s) is/are: Breed: _____ and _____; Size (Current and Adult Height/Weight): _____ and _____; Color: _____ and _____. Tenant represents to Owner/Agent that said Pet is not vicious, and has not bitten, attacked, or menaced anyone in the past.
3. Tenant agrees to comply with all applicable ordinances, regulations, and laws governing pets. If the Pet is a cat, it must be spayed or neutered and Veterinary proof is required. Tenant must provide and maintain an appropriate litter box and not dispose of litter in the toilets. If the Pet is a bird, it shall not be let out of the cage. If the Pet is a fish, the water container shall not exceed 10 gallons and will be placed in a safe location in the rental unit. Pet shall not be fed directly on the carpet or any floor covering in the rental unit. Tenant shall Prevent any fleas or other infestation of the rental unit or other property of Owner. Tenant shall not permit, and represents that Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints from, any other Tenant.
4. Tenant acknowledges and agrees that Owner/Agent may, at any time and in Owner/Agents sole and absolute discretion, revoke its consent by giving Tenant written thirty (30) days notice, if Owner/Agent receives complaints from neighbors or other residents about Pet, or if Owner/Agent, in Owner/Agents sole discretion, determines that Pet has disturbed the rights, comfort, convenience, or safety of neighbors or other tenants. Tenant shall permanently remove Pet from Owners property upon Owner/Agents written notice that consent is revoked.
5. If any rule or provision of this Animal Agreement is violated, Owner/Agent shall have the right to demand removal of Pet from the community upon three (3) day written notice. Any refusal by Tenant to comply with such demand shall be deemed to be a material breach of the Lease Agreement, in which event Owner/Agent shall be entitled to all the rights and remedies set forth in the Lease Agreement for breach of said agreement or violations thereof, including but not limited to eviction, damages, and attorney's fees.
6. Tenant shall be strictly liable for the entire amount of any wrongful death, or injury to the person or property of other, caused by Pet, and Tenant shall indemnify Owner/Agent for all costs resulting from same, including but not limited to litigation costs and attorneys fees.
7. Tenant agrees that Pet will not be permitted outside Tenant's unit unless restrained by a leash, cage, or other appropriate animal restraint. Tenant shall not tie Pet to any object outside the rental unit or premises. Use of the grounds or premises for sanitary purposes is prohibited and Tenant agrees to promptly clean up after Pet if necessary. Pet shall be allowed or walked only in the exterior area(s) designated by the Owner/Agent. Tenant shall not permit Pet in swimming pool areas, clubrooms, playgrounds, other recreation facilities, and other dwelling units.

Date: _____ Owner/Agent _____ Date _____ Tenant _____



Security Deposit Agreement

THE MINNESOTA ATTORNEY GENERAL'S OFFICE HAS CERTIFIED THAT THIS RENTAL FORM 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.

THIS IS NOT A RENT RECEIPT

Date ____/____/____

Received from _____ \$ _____

as Security Deposit for Apartment # _____ at _____

City _____ State _____ Zip _____

Resident agrees: (1) not to apply this security deposit as rent, and (2) that the full monthly rent will be paid on or before the first day of every month.

Management agrees that this security deposit will be returned in full if all of the conditions listed below have been met. Interest rate will be computed pursuant to the Minnesota Statute.

Resident

Management/Owner

Resident

Date

Date

MANAGEMENT WILL RETURN THE SECURITY DEPOSIT IF:

1. Resident has not caused Management any damage by violating any terms of a written or oral lease, or rental agreement, or by breaking the law.
2. A **WRITTEN** _____ day notice to vacate was given before the first day of the month. No notice to vacate will be accepted for any shorter period of time.
3. Resident and Resident's children and guests have not damaged the apartment beyond ordinary wear and tear.
4. The entire apartment (including range, exhaust fan, air conditioner, bathroom, closets, cabinets, and refrigerator) was clean and the refrigerator was defrosted.
5. Resident has paid all rent, late charges and other debts owed to Management.
6. All apartment, security, garage, and mailbox keys have been returned.
7. All debris, rubbish, and trash have been placed in proper disposal containers, and Resident's personal property has been completely removed.
8. All residents have left their forwarding addresses with Management.
9. Additional terms: _____

The security deposit will be returned in full only if all of the above eight (8) conditions have been met. The security deposit will be refunded by check and mailed to the forwarding address. Refunds cannot be picked up at the office.

Minnesota Multi Housing Association, 8030 Old Cedar Avenue South, Suite 202, Bloomington, MN 55425
(952) 854-8500 * Fax (952) 854-3810 * E-MAIL mha@mmha.com * Web site: www.mmha.com



Note: If MHA block letters do not appear evenly tinted on the background center of this sheet, you are signing an illegally made copy.
2003 Minnesota Multi Housing Association

Update 1/15/03

SETTLEMENT CHARGES GUIDE

Below is a list of estimated charges of assorted items or jobs that may sometimes be required after a residence is vacated. All charges are including labor and any parts or materials required. Tenants are not responsible for normal wear and tear, although excessive wear and tear and neglect may incur charges.

<p>CLEANING</p> <p>Clean refrigerator \$30.00 Clean stove top \$30.00 Replace stove drip-bowls 28.00 Clean oven 50.00 Clean stove hood 30.00 Clean kitchen cabinets 45.00 Clean kitchen floor 50.00 Clean tub/shower and surround 30.00 (ea.) Clean toilet and sink (per bath) 20.00 Clean bathroom cabinets and floor 25.00 Clean carpets (per room) 75.00 Vacuum throughout dwelling 40.00 Window cleaning (per unit) 11.00 Clean greasy parking spaces 25.00 (ea.) Clean fireplace \$35.00</p>	<p>FLOORING</p> <p>Remove carpet stains \$80.00 Deodorize carpet 80.00 Repair carpet 150.00 Repair hardwood floor 95.00 Refinish hardwood floor 380.00 Repair linoleum 85.00 Replace bathroom linoleum 385.00 Replace kitchen linoleum 385.00 Replace floor tile 75.00 Replace ceramic tile \$150.00</p>	<p>LOCKS</p> <p>Replace key \$1.00 (ea.) Replace door lock \$50.00 (ea.) Replace passage door lock \$50.00 (ea.) Replace deadbolt lock \$50.00 (ea.)</p>
<p>GENERAL REPAIRS</p> <p>Replace refrigerator shelf \$25.00 Replace stove/oven knob 16.00 Repair ceramic tile 150.00 Replace countertop 275.00 Replace cutting board 40.00 Replace kitchen/bath cabinet knobs 10.00 Replace mirror 45.00 Replace medicine cabinet 85.00 Replace towel bar 22.00 Replace tub/shower enclosure 195.00 RegROUT bath/shower tiles 165.00 Repair porcelain 135.00 Replace thermostat 75.00 Replace fire extinguisher 35.00 Remove junk and debris 250.00 Replace doorbell button 5.00 Replace doorbell unit 50.00 Replace garage door (each) \$525.00</p>	<p>PLUMBING</p> <p>Replace kitchen faucet \$95.00 Replace bathroom faucet 85.00 Replace shower head 24.00 Replace toilet tank lid 25.00 Replace toilet seat 12.00 Replace toilet 165.00 Replace garbage disposer 125.00 Snake toilet 25.00 Clear sewer/cesspool line \$85.00</p>	<p>ELECTRICAL</p> <p>Replace light bulb \$2.50 Replace light fixture globe 12.00 Replace light fixture 55.00 Replace electrical outlet/switch 5.00 Replace electrical cover plate \$1.50</p>
<p>WALLS</p> <p>Remove mildew and treat surface \$25.00 Cover crayon/marker/pen marks 35.00 Repair hole in wall 55.00 Remove wallpaper 145.00 Repaint (per wall/ceiling) \$20.00</p>	<p>DOORS</p> <p>Repair hole in hollow core door \$55.00 Repair forced door damage 75.00 Replace door (inside) 155.00 Replace door (outside) 285.00 Replace sliding glass door 475.00 Replace sliding glass screen \$55.00</p>	<p>FOUND/SEXTERIOR</p> <p>Major yard cleanup \$425.00 Minor yard cleanup 225.00 Mow lawn front and back 50.00 Clean gutters 185.00 Trim bushes \$20.00</p>
<p>WINDOWS & TREATMENTS</p> <p>Replace window pane \$75.00 Replace Venetian blind 75.00 Replace window shade 15.00 Replace window screen \$20.00</p>	<p>EXTERMINATING</p> <p>Exterminate for cockroaches \$450.00 Exterminate for fleas \$275.00</p>	

****Initialize here:**

**By initializing above, you are agreeing to and understand all charges.

Security Deposit Interest Table 1%

1% Interest on:	Security Deposit	Security Deposit	Security Deposit
Amount:	\$100.00	\$300.00	\$500.00
Yearly:	\$ 1.00	\$ 3.00	\$ 5.00
Monthly:	\$ 0.08	\$ 0.25	\$ 0.42
By Month(s):			
1	\$ 0.08	\$ 0.25	\$ 0.42
2	\$ 0.17	\$ 0.50	\$ 0.83
3	\$ 0.25	\$ 0.75	\$ 1.25
4	\$ 0.33	\$ 1.00	\$ 1.67
5	\$ 0.42	\$ 1.25	\$ 2.08
6	\$ 0.50	\$ 1.50	\$ 2.50
7	\$ 0.58	\$ 1.75	\$ 2.92
8	\$ 0.67	\$ 2.00	\$ 3.33
9	\$ 0.75	\$ 2.25	\$ 3.75
10	\$ 0.83	\$ 2.50	\$ 4.17
11	\$ 0.92	\$ 2.75	\$ 4.58
12	\$ 1.00	\$ 3.00	\$ 5.00

Security Deposit Formula: Deposit x Rate x Lease Term

- 1.) Interest is figured at 1% per year starting August 1, 2003.
- 2.) Interest is figured at 3% per year starting March 22, 1996 through July 31, 2003.
- 3.) Interest is figured at 4% per year starting April 28, 1992 through March 21, 1996.
- 4.) Interest is figured at 5-1/2% from October 1, 1984 through April 27, 1992.
- 5.) Interest is figured at 5% for the part of occupancy from July 1, 1973 through September 30, 1984.
- 6.) A landlord must return a resident's security deposit plus interest, or give a written explanation why the deposit (or any portion of it) is not being returned, **within 21 days** after the tenancy ends and the resident has given the landlord a forwarding address.
- 7.) There are several exceptions to (6); for example, when a building is condemned, foreclosed or sold. Please consult your attorney in these special situations.

* Any interest amount less than \$1.00 shall be excluded from the refund. (Minnesota Statute 504B.178, subd. 2)

NOTE: This flyer is sold only for informational purposes and does not constitute legal, accounting or other professional advice. It cannot cover all situations.

(3% CHART ON REVERSE)

Minnesota Multi Housing Association, 8030 Old Cedar Avenue South, Suite 202, Bloomington, MN 55425
(952) 854-8500 * Fax (952) 854-3810 * E-MAIL mha@mmha.com * Web site: www.mmha.com



Note: If MHA block letters do not appear evenly lined on the background center of this sheet, you are signing an illegally made copy.

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