



TK MEYER PROPERTIES
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RESIDENT(S): _____

MANAGEMENT: TK MEYER PROPERTIES

ADDRESS OF PREMISES _____ APT. NO. _____ ST. CLOUD, MN 5630 _____

STARTING DATE OF LEASE _____ DATE THIS LEASE ENDS _____ 12 NOON

MONTHLY APARTMENT RENT \$ _____ SECURITY DEPOSIT \$ _____

PARKING PERMIT (non-refundable) \$ _____ DUE BY: _____

TOTAL MONTHLY RENT \$ _____ TOTAL CONTRACT RENT \$ _____

RENT OF \$ _____ FOR MONTH OF _____ DUE BY: _____

UTILITIES INCLUDED IN RENT: Heat Water Electricity Refuse Other _____

UTILITIES PAID BY RESIDENT: Heat Water Electricity Refuse Other _____

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

ABSOLUTELY NO PARTIES-RESIDENT understands that parties, keggers, party balls, excessive noise, etc., are not allowed. If a party or noise violation occurs, each resident will be assessed \$200.00 payable immediately to help defray the cost of security. Entire security deposit may be forfeited, and MANAGEMENT may evict RESIDENT for violating terms and conditions of Lease. These RESIDENTS, and their cosigners, shall be responsible for any loss suffered by MANAGEMENT, including loss of MANagements rental license, for period thereof, even if the suspension extends beyond the end of current lease. RESIDENT shall remain responsible, when evicted for cause, as provided for in Lease, for payment of rent.

There will be a \$20.00 charge for common area maintenance plus a charge for carpet cleaning which will be withheld from RESIDENTS security deposit. Carpet cleaning fees are as follows, per person: 4 bdrm \$30; 3 bdrm \$35; 2 bdrm \$40; 1 bdrm \$50; efficiency \$35. Resident also agrees to pay a pro-rated share of any extra refuse pickups required for a period to include one regular pickup after expiration date of lease. No bikes in building. Visitor parking in street only.

Additional Agreements (if any): _____

MANAGEMENT and RESIDENT agree to the terms of this Lease and any attachments that may be made part of this Lease.

MANAGEMENT _____ Cosigner _____

MANAGEMENT DATE _____ Print Name _____

RESIDENT _____ Address _____

RESIDENT _____

RESIDENT _____ Home Phone _____ Date _____

RESIDENT DATE _____ Work Phone _____ Relationship to tenant _____

TERMS OF THIS LEASE:

A. RENT

1. 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.
2. WHO IS RESPONSIBLE FOR RENT: Each RESIDENT is individually responsible for paying the full amount of rent and any other money owed to MANAGEMENT.
3. 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, or 2) the DATE THIS LEASE 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.
4. LATE RENT AND RETURNED CHECK ADMINISTRATIVE FEE: RESIDENT will pay the ADMINISTRATIVE FEE of \$30.00 if RESIDENT does not pay the full monthly rent by the 5th day of the month, and an additional \$20 charge after the 12th of the month. RESIDENT will pay an additional ADMINISTRATIVE FEE of \$30 for each returned check or rejected online transaction.

B. USE OF APARTMENT

5. 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.
6. SUBLETTING: RESIDENT may not lease the Apartment to other persons (sublet), assign this Lease or sell this Lease without prior written consent of MANAGEMENT. There will be a \$200.00 charge plus fees for subletting.
7. 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 to allow his/her guests to do so; 2) to use the Apartment only as a private residence, and not in any way 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 or explosive substance; 4) not to interfere in the management and operation of the building.
8. PETS: RESIDENT may not keep animals or pets of any kind in the Apartment. Failure to comply will result in forfeiture of deposit.

C. CONDITION OF APARTMENT

9. MANAGEMENT PROMISES: 1) That the Apartment and all common areas are fit for use as a 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.
10. 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; 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) not to burn candles; 9) not to hang Christmas lights on walls.
11. 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.
12. DESTROYED OR UNLIVABLE APARTMENT: If the apartment is destroyed or damaged so it is unfit to live in due to any cause, MANAGEMENT may cancel this Lease immediately and may choose not to rebuild or restore the Apartment. If the destruction or damage was not RESIDENTS fault and MANAGEMENT cancels this Lease, rent shall be prorated and the balance will be refunded to RESIDENT.

D. DURATION OF LEASE

13. 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.
14. 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 and attorney's fees.
15. 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 shall be liable to MANAGEMENT for any resulting losses including rent, court costs and attorney's fees. There will be a charge of \$50 per day for RESIDENTS who have not vacated on the expiration date of this Lease.

E. RIGHTS OF MANAGEMENT

16. EVICTION: If RESIDENT violates any of the terms of this Lease, RESIDENT may be evicted immediately and without prior notice. If RESIDENT is evicted but does not move out voluntarily, MANAGEMENT may bring an eviction action. If RESIDENT violates a term of this Lease but MANAGEMENT does not sue or evict RESIDENT, MANAGEMENT may still sue or evict RESIDENT for any other violation of any term of this Lease.
17. ATTORNEY'S FEES: If MANAGEMENT brings any legal action against RESIDENT, RESIDENT must pay MANAGEMENT'S actual attorney's fees and court costs even if rent is paid after the legal action is started.
18. MANAGEMENT'S RIGHT TO ENTER: MANAGEMENT and 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.
19. 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.
20. 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

21. 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.
22. 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.
23. 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; 4) all court costs and attorney's fees MANAGEMENT has in any suit for eviction, unpaid rent, or any other debt or charge.
24. 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

25. 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 in any way, then RESIDENT has violated this Lease and may be evicted.
26. 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 with its attachments is the entire agreement between RESIDENT and MANAGEMENT.
27. NOTICES: All RESIDENTS agree that notices and demands delivered by MANAGEMENT to the Apartment are proper notice to all RESIDENTS.
28. RESIDENT is required to have a parent or financially responsible relative cosign this lease. RESIDENT has 10 calendar days to return a copy of this agreement with completed cosignature, along with cosignor's printed name, address, phone number and relationship of cosignor to Resident. Without this cosignature, lease is voidable at MANAGEMENT'S option.
29. If RESIDENT is part of a group for the above mentioned apartment, RESIDENT understands that all members of the group must complete all rental requirements within the specified time period in order for this lease to be accepted. If all RESIDENTS of the group do not complete their rental requirements within the specified time, MANAGEMENT may deem this lease void.
30. MANAGEMENT will charge \$10 per occurrence for windows left open during winter months to cover wasted energy.