

Minnesota Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

2. Term

Lease starts (date): _____

Lease ends (date), or write month-to-month: _____

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

3. Rent

Monthly rent (\$): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days (\$, or 0): _____

4. Security deposit

Security deposit (\$): _____

Within three weeks after the tenancy ends and the Tenant gives a mailing address or delivery instructions, the Landlord returns the deposit with interest, or a written statement of the specific reason for any amount withheld for unpaid rent, other amounts owed under this Lease, or damage beyond ordinary wear, and the deadline is five days when the Tenant leaves because the building was condemned. The deposit earns simple, noncompounded interest at 1% a year, paid to the Tenant when the deposit is returned.

Deposit held at (bank name, if the state requires a separate account): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

7. Use, pets and smoking

Pets allowed (describe, or none): _____

Smoking: _____

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

8. Entry

The Landlord makes a good-faith effort to give at least 24 hours' notice of a reasonable business purpose for entering, naming the time or window, enters only between 8 a.m. and 8 p.m. unless the Tenant agrees to another time, and needs no notice when immediate entry is necessary to prevent injury to persons or property or to check on the Tenant's safety.

9. Ending the lease and default

Either party ends a month-to-month tenancy with written notice at least as long as the interval between rent payments, so one full rental month, or three months, whichever is less. If rent is unpaid or a term is broken, the Landlord gives the written notice Minnesota law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

10. Other terms

Additional terms (or none): _____

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- ☐ Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- ☐ Name and address of the person authorized to manage the Premises and of the owner or agent who accepts service of process and notices, with notice that the Attorney General's statement of tenant rights is available on request (Minn. Stat. 504B.181)
- ☐ Any outstanding inspection or condemnation order on the Premises (Minn. Stat. 504B.195)
- ☐ Any pending foreclosure or contract-for-deed cancellation on the Premises (Minn. Stat. 504B.151)
- ☐ The total monthly payment and whether utilities are included, on the first page of the Lease (Minn. Stat. 504B.120)
- ☐ Notice of the Tenant's option to request a move-in inspection (Minn. Stat. 504B.182)

St. Paul caps residential rent increases at 3% in any 12-month period under its Rent Stabilization Ordinance, with city-approved exceptions.

Signatures

Landlord

Signature

Date

Printed name

Tenant

Signature

Date

Printed name