

**UNIVERSITY HEIGHTS
RENTAL AGREEMENT**

This agreement made and entered into between JT Properties, LLC (Landlord) and

_____ as Resident(s).

Location is University Heights, 1725 Bemidji Ave N, Bemidji, MN 56601.

The Landlord hereby leases to the Resident the following:

- ☐ Ten (10) months commencing on August 1, _____ at 1:00PM, and ending at 12:00 PM on May 31, _____ at a rate of seven hundred & Fifty 00/100 (\$750.00) per month.
- ☐ Twelve (12) months commencing on August 1, _____ at 1:00PM and ending at 12:00 PM on July 31, _____, at a rate of seven hundred 00/100 (\$700.00) per month.
- A. The Resident shall not assign this lease, sublet the premises, or assign the contract.
- B. Overnight guests or visitors may not stay in an apartment for more than three (3) consecutive nights and/or six (6) days per month. Residents are responsible for the acts and conduct of all guests.
- C. Resident will permit Landlord and agents to enter the premises at all reasonable or necessary hours, for the purpose of inspection, repair, cleaning, preservation of health, safety, or to show the premises to any prospective buyer, renter, loan or insurance agent. When possible, 24 hour notice will be given except in emergency or urgent repair situations.
- D. The Resident agrees to make no claim, and expressly waives any and all claims against the Landlord for or on account of any personal injury sustained, or any loss or damage to property caused on said premises, sidewalks adjacent or approaches thereto, or any loss of articles by theft or from any cause. The Resident releases the Landlord from any loss, damage or inconvenience arising from fire or other casualty.
- E. The Resident is specifically responsible for costs of repairs and service charges resulting from running toilets that are not immediately notified to Landlord, negligent use of the refrigerator, range, air conditioner, heating, appliances or any of the mechanical equipment, for drain blockages, especially clogged toilets, tubs and showers, and sinks caused by sanitary napkins, paper towels, tissues, hair, food, or foreign objects. If any damage to the premises or equipment therein is caused by the misuse of Resident or guests, the Landlord may at his option repair or pay for the repair and the Resident shall reimburse the Landlord for the total cost of repairs or replacement.
- F. The Resident understands that the Landlord assumes no liability or responsibility for the actions of the Residents, their families or guests.
- G. Resident agrees to keep the premises in a clean and sanitary condition, and to comply with all laws, health and policy requirements with respect to said premises and appurtenances, and to save the Landlord harmless from all fines, penalties and costs for violations or noncompliance by Resident with any of said laws, requirements, or regulations, and from all liability arising out of any such violations or noncompliance.

- H. The Resident has paid _____
(_____) Security Deposit to be applied against any damages sustained by the Landlord to the premises and/or furnishing and/or against cleaning that must be done if premises are not left clean. Resident acknowledges that the premises were clean to occupancy. Said amount is to be refunded within three weeks after Resident completely vacates provided no damage except ordinary wear and tear occurs, premises are left clean, and all terms of the Agreement have been fulfilled. In the event of excessive cleaning and/or damages in an amount exceeding the Security Deposit, the Landlord reserves the right to collect from the Resident such excess amount. At no time may the Resident use the Security Deposit in lieu of rent.
- I. Residents shall not keep or have on the leased property any article or thing of dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company. Example would be car batteries left inside the home, gasoline, or oil.
- J. No pets of any kind are allowed on the premises.
- K. Keys may not be duplicated. If apartment key or key card are lost, Tenant agrees to pay the cost for the key and/or key card.

Residents Vehicles & License #:

Residents are allowed to keep their own vehicles on the property and other cars left on the property can be towed at Landlord's Expense.

Any questions or concerns feel free to call John Peterson @ 218.760.5515 or
email: info@universityheightsbemidji.com

IN WITNESS WHEREOF, the parties have set their hands on the dates indicated below intending to be bound thereby this lease agreement.

LANDLORD (JT Properties)

By: _____

Date: _____

RESIDENTS

By: _____

By: _____

Date: _____

Date: _____

Damage Policy & Rules:

1. Resident acknowledges entire building to be **non-smoking**.
2. Smoke & Carbon detector must not be tampered with under Minnesota Statute: 609.686.
3. Residents are required to show consideration for their neighbors, including being prudent with regards to loud televisions, radios, stereos, parties, etc. A "public nuisance" could be grounds for eviction!
4. No alterations, additions, or improvements shall be made in or to the premises.
5. Residents will not be allowed to move goods or property from leased premises other than those belonging to Resident.
6. No alteration, nailing, screwing, or hanging of anything on interior or exterior of buildings is allowed. Tape strips are allowed.

RESIDENTS

By: _____

By: _____

Date: _____

Date: _____

When Moving Out

1. Make sure all possessions are removed.
2. All garbage & refuse must be removed from property.
3. Walls that get dirty must be cleaned.
4. Anything broken, damaged, or in need of repair should be brought to landlords attention prior to moving out and/or fixed.
5. All keys must be returned on final day of walk through.

Any and All issues caused by Residents will be fixed by Professional Contractor/Cleaning Company and deducted from security and/or reimbursed from Resident.

Any questions or concerns feel free to call John Peterson
@ 218.760.5515 or 218.444.2727

RESIDENTS

By: _____

Date: _____

By: _____

Date: _____