



Board of County Commissioners Agenda Request

2R
Agenda Item #

Requested Meeting Date: April 13, 2021

Title of Item: LLCC Housing Rental Agreement

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
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Submitted by: Bobbie Danielson	Department: Human Resources
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Presenter (Name and Title):	Estimated Time Needed:
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Summary of Issue:
Request approval of the attached LLCC Housing Rental Agreement.

Alternatives, Options, Effects on Others/Comments:

Recommended Action/Motion:
Request approval of the attached LLCC Housing Rental Agreement.

Financial Impact:
 Is there a cost associated with this request? Yes No
 What is the total cost, with tax and shipping? \$
 Is this budgeted? Yes No *Please Explain:*

MINNESOTA STANDARD RESIDENTIAL LEASE: SINGLE FAMILY HOUSE

For leasing an apartment, use Form No. 41, Minnesota Standard Residential Lease: Apartment. For leasing a condominium unit, a town home, or a single family home subject to a declaration, use Form No. 43, Minnesota Standard Lease for Common Interest Community Property.

© Copyright 2017, 2019 by Minnesota State Bar Association, Minneapolis, Minnesota. BEFORE YOU USE OR SIGN THIS LEASE, YOU SHOULD CONSULT WITH A LAWYER TO DETERMINE THAT THIS CONTRACT ADEQUATELY PROTECTS YOUR LEGAL RIGHTS. Minnesota State Bar Association disclaims any liability arising out of use of this form.

The Office of the Minnesota Attorney General certifies that this contract complies with the requirements of Minn. Stat. §325G.31. CERTIFICATION OF A CONTRACT BY THE MINNESOTA ATTORNEY GENERAL UNDER THE PLAIN LANGUAGE CONTRACT ACT IS NOT OTHERWISE AN APPROVAL OF THE CONTRACT'S LEGALITY OR LEGAL EFFECT.

1 Landlord and Tenant agree to the following terms.

2

3 **TENANTS.** (Each adult occupant, other than a protected person, must sign this Lease as a "Tenant.")

4 James Bright and Wendie Bright

5 **OTHER OCCUPANTS.** (List children and protected persons.)

6 [names redacted]

7

8 **LANDLORD.** Aitkin County ("Landlord")

9 **LANDLORD LICENSE.** Landlord *[select one]*

10 is a licensed landlord is not required to be a licensed landlord

11

12 The **Premises** ("Premises") is located at (street address) [redacted]

13 (city) Palisade MN (zip code) 56469

14 *[Landlord: if this Lease is for three years or more, attach the complete legal description of the real*

15 *property.]*

16

17 **NOTICE TO LANDLORD. Complete this section before you sign this Lease. Complete this section**

18 **before you accept rent. Complete this section before you accept a deposit.** Landlord HAS

19 HAS NOT (check one) received notice of a contract for deed cancellation or a foreclosure notice

20 regarding the Premises. If Landlord has received such a notice, the date on which the contract for deed

21 cancellation or mortgage foreclosure is complete is _____

22 (specify date).

23 **NOTICE TO TENANT. The Landlord must complete this section before you sign this Lease. The**

24 **Landlord must complete this section before you pay rent. The Landlord must complete this section before**

25 **you pay a deposit. A contract for deed cancellation or foreclosure might limit the term of this Lease to**

26 **two months or less.**

27 Minnesota Statutes §504B.151.

28

29 **Term of Lease.** (Write number of months or "month-to-month.") "Month to Month"

30 **Lease Start Date:** 05/21/2020 **Lease End Date** (if known) 12/31/2021

31

32 **Monthly Rent \$** 600.00 **Security Deposit \$** 0

33 **Late Fee \$** 0 (In no case may the late fee exceed 8.0% of the overdue rent payment.

34 Minn. Stat. Section 504B.177.)

35

36 **OTHER CHARGES** (specify) _____

37

38 **RENT PRORATED.** (check if applicable) This Lease requires the Tenant to move in or out of the
 39 residential unit on a date other than the first or last day of the month, and the rent is prorated.

40 **Prorated First Month Rent** (if applicable) \$ _____

41 **Prorated Last Month Rent** (if applicable) \$ _____

42

RECEIPT. RECEIVED FROM TENANT BY LANDLORD AT THE SIGNING OF THIS LEASE:	AMOUNT
FIRST MONTH'S RENT PAID IN ADVANCE	0
FIRST MONTH'S UTILITIES PAID IN ADVANCE	0
LAST MONTH'S RENT PAID IN ADVANCE	0
SECURITY DEPOSIT PAID IN ADVANCE	0
PET DAMAGE DEPOSIT PAID IN ADVANCE	0
OTHER (Specify) _____, PAID IN ADVANCE	
TOTAL RECEIVED FROM TENANT:	0

43

44 Utilities and Services will be paid as follows.

UTILITIES:	Included in Rent	Not Included in Rent; Paid or Billed Separately
	Choice No. 1	Choice No. 2
	LANDLORD PAYS SERVICE PROVIDER	TENANT PAYS DIRECTLY TO SERVICE PROVIDER
UTILITY OR SERVICE	(Utilities and services are included in rent.)	
>>>>>> CHECK ONLY <u>ONE</u> COLUMN FOR EACH UTILITY OR SERVICE <<<<<<<<		
Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>
Water & Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>
Garbage, Recycling, and Yard Waste Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>
Cable Communication	<input type="checkbox"/>	<input type="checkbox"/>
Other Utility or Service (Specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

45

46

47 CHECK APPLIANCES INCLUDED WITH HOUSE

- | | | | | |
|----|-------------------------------------|-----------------|-------------------------------------|-----------------------------|
| 48 | <input checked="" type="checkbox"/> | REFRIGERATOR | <input checked="" type="checkbox"/> | CLOTHES WASHER |
| 49 | <input checked="" type="checkbox"/> | KITCHEN STOVE | <input checked="" type="checkbox"/> | CLOTHES DRYER |
| 50 | <input type="checkbox"/> | MICROWAVE | <input type="checkbox"/> | WINDOW UNIT AIR CONDITIONER |
| 51 | <input checked="" type="checkbox"/> | DISHWASHER | <input type="checkbox"/> | GAS GRILL |
| 52 | <input type="checkbox"/> | TRASH COMPACTOR | <input checked="" type="checkbox"/> | OTHER: Dehumidifer |

53

54 The person authorized to manage the Premises is

55 Name Rich Courtemanche, Aitkin County Land Commissioner

56 Street Address, (not P.O. Box) 502 Minnesota Avenue N

57 City, State, Zip code Aitkin, MN 56431

58 Telephone 218-927-7364

59 The Landlord or agent authorized to accept service of process and receive and give receipts for notices is;

60 Name Kirk Peysar, Aitkin County Auditor

61 Street Address, (not P.O. Box) 307 2nd Street NW, Room 121

62 City, State, Zip code Aitkin, MN 56431

63 Telephone 218-927-7354 (File note: 5 bedrooms, 3 bathrooms. Tenants have 2 dogs and 1 cat.)

64

65 List any additional agreements here. Attach a copy of each additional agreement to each copy of the
66 Lease.

67 In exchange for reduced market rent/utilities, tenants serve as caretakers for LLCC and perform a
68 variety of services including building checks, alarm monitoring, filling wood stoves, snow removal, etc.

69

70 **TERMS OF THIS LEASE.**

71

72 **1. OCCUPANCY AND USE.** Only the Tenants and Occupants listed above may live in the Premises,
73 except as allowed by law. The Premises, Utilities and Services shall be used only for common residential
74 uses. Tenant shall use these Premises only as a private residence. Tenant shall not use the Premises in any
75 way that is unlawful, illegal, or dangerous. Tenant shall not use the Premises in any way that would cause
76 a cancellation, restriction or increase in premium of Owner's insurance.

77

78 **2. RENT.** Tenant shall pay Rent in advance on or before the first day of every month. Tenant shall
79 pay the Rent at Aitkin County Auditor's Office, 307 2nd Street NW, Room 121, Aitkin, MN 56431 or
80 other reasonable place requested by Landlord.

81

82 **3. LATE FEE AND RETURNED CHECK FEE.** If Landlord does not receive the rent by the fifth
83 day of the month, Tenant must pay any late fee listed above as additional rent if requested in writing by
84 Landlord. Tenant shall also pay \$20.00 for each unpaid check returned by Tenant's bank. Rent is "paid"
85 when Landlord receives it, not when mailed or sent by Tenant.

86

87 **4. SECURITY DEPOSIT.** Landlord may use the security deposit
88 **A.** To cover Tenant's failure to pay rent or other money due Landlord.
89 **B.** To return the Premises to its condition at the start of the tenancy except for ordinary wear
90 and tear.

91

92 If Landlord needs to use all or part of the security deposit for an obligation of Tenant's,
93 Tenant shall have ten (10) days to reimburse Landlord. The ten day period shall begin when
94 Landlord has given written notice to Tenant. If not timely reimbursed, Landlord may add
95 it to the next month's Rent.

96

97 Within 21 days after the tenancy ends and Tenant gives Landlord a forwarding address,
98 Landlord shall return the full security deposit with interest or send a letter explaining what
99 was withheld and why.

100

101 **5. EACH TENANT RESPONSIBLE.** Each Tenant is responsible for all money due to Landlord
102 under this Lease, not just a proportionate share.
103

104 **6. TENANT PAYS FOR DAMAGE.** Tenant shall pay for all loss, cost, or damage (including
105 plumbing trouble) caused by the willful or irresponsible conduct of Tenant or by a person under Tenant's
106 direction or control.

107 **7. LANDLORD'S NON-WAIVER.** Payments other than rent are due when Landlord demands them
108 from Tenant. Landlord's failure or delay in demanding payments is not a waiver. Landlord may demand
109 payments before or after Tenant vacates the Premises.
110

111 **8. ATTORNEY'S FEES.** The court may award reasonable attorney's fees and costs to the party who
112 prevails in a lawsuit about the tenancy.
113

114 **9. PREMISES INSPECTION.** Landlord and Tenant inspected the Premises together and signed an
115 inspection sheet before signing this Lease. A copy is attached. When the Lease ends, Landlord and Tenant
116 shall inspect again and complete a second inspection sheet.
117

118 **10. LANDLORD'S PROMISES.**

- 119 **A.** The Premises and all common areas are fit for the use intended by Landlord and Tenant.
- 120 **B.** Landlord shall make necessary repairs. Landlord need not repair damage caused by the willful
121 or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or
122 control.
- 123 **C.** Landlord shall keep the Premises up to code unless a violation of the codes has been caused by
124 the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's
125 direction or control.
126

127 **11. TENANT'S PROMISES.**

- 128 **A.** Tenant shall not allow damage to the Premises.
- 129 **B.** Tenant shall not allow waste of the Utilities or Services provided by Landlord.
- 130 **C.** Tenant shall make no alterations or additions.
- 131 **D.** Tenant shall remove no fixtures.
- 132 **E.** Tenant shall not paint the Premises without Landlord's written consent.
- 133 **F.** Tenant shall keep the Premises clean and tidy.
- 134 **G.** Tenant shall not unreasonably disturb the peace and quiet of others.
- 135 **H.** Tenant shall not interfere with the management of the property and shall not allow Tenant's
136 guests to do so.
- 137 **I.** Tenant shall use the Premises only as a private residence and shall not operate a business on
138 the Premises.
- 139 **J.** Tenant shall not use the Premises in any way that is unlawful, illegal, or dangerous.
- 140 **K.** Tenant shall not use the Premises in any way that would cause a cancellation, restriction or
141 increase in premium in Landlord's insurance.
- 142 **L.** Tenant shall not use or store in or near the Premises any inflammable or explosive substances
143 in an unsafe manner.
- 144 **M.** Tenant shall notify Landlord in writing of any repairs to be made.
- 145 **N.** Tenant shall recycle or dispose of trash in the outside containers provided for those purposes.
146

147 **12. TENANT'S TELEPHONE.** Tenant shall give Landlord the Tenant's phone number (land line)
148 within 2 days after service is started or the phone number is changed. Tenant shall give Landlord the
149 Tenant's cellular phone number within 2 days after the number has been changed.
150
151

13. RESTRICTIONS.

A. WATERBEDS. Tenant shall not have water beds or other water-filled furniture on the Premises.

B. PETS. Tenant shall not have animals or pets on the Premises without Landlord's prior written approval.

C. LOCKS. Tenant shall not add or change locks. At Tenant's request, Landlord will change the locks or have the lock cylinders re-keyed at Tenant's expense. If the locks do not meet current municipal codes or regulations, Landlord shall change the locks at Landlord's expense.

D. VEHICLES. Tenant may not have any of the following vehicles on the Premises or curtilage of the Premises, except in a garage [check all that are prohibited]: motor home camper trailer boat recreational vehicle unlicensed vehicle inoperable vehicle vehicle on blocks or jacks commercial truck. ["Curtilage" means the grounds surrounding the building in which the Premises is located.] A commercial truck is any truck in commercial service or larger than a pickup truck. Permitted vehicles shall be parked in the garage or on the driveway. Three days after giving notice to Tenant, Landlord may remove and store the offending vehicles. Tenant shall pay reasonable removal and storage expenses as additional Rent.

14. LANDLORD'S RIGHT TO ENTER. Landlord may enter the Premises for a reasonable business purpose. Landlord must first make a good faith effort to give Tenant reasonable notice of the intent to enter. Landlord may enter the Premises in an emergency. Landlord must disclose the date, time and purpose of the emergency entry in writing. The writing must be left in a conspicuous place in the Premises.

15. DAMAGE OR INJURY TO TENANT OR TENANT'S PROPERTY. Landlord is not responsible for any injury or damage that was not caused by a willful or negligent act or failure to act of Landlord. Tenant may obtain Renter's Insurance

16. NOTICE OF DANGEROUS CONDITIONS. Tenant shall promptly notify Landlord of any conditions that might cause damage to the Premises or waste Utilities or Services provided by Landlord. The notice may be oral or in writing.

17. SUBLETTING. Tenant shall not sublet part or all of the Premises without Landlord's written consent. Tenant shall not assign this Lease without Landlord's written consent. The consent shall not be unreasonably withheld or delayed.

18. MOVING OUT OR HOLDING OVER. Tenant must move out not later than 11:59 p.m. on the Ending Date. If Tenant occupies the Premises after the Ending Date with Landlord's permission and this Lease has not been renewed nor a new Lease made, this Lease becomes a month-to-month lease under its original terms.

19. NOTICE IF LEASE BECOMES MONTH-TO-MONTH. If this Lease is or becomes month-to-month, written notice is required by Landlord or Tenant to end the Lease. The notice must end the lease on the last day of a month and must be received before the first day of that month. For example, to end a month-to-month lease on April 30, the notice must be received on March 31 or earlier.

20. VACATING. When moving out, Tenant must:

A. Leave the Premises in the same condition as at the start of the Lease, except for ordinary wear and tear and fire or casualty loss. The interior of the house and other buildings shall be "broom clean." All rubbish, garbage, and debris shall be removed from the Premises.

B. Completely vacate the Premises, including storage units, garage and parking stalls.

C. Give Landlord a forwarding address.

D. Give Landlord all keys and personal property issued to Tenant for Tenant's use such as garage door openers, and tools. If Tenant does not return all keys within 24 hours of vacating, Landlord may change the locks and charge reasonable costs to Tenant.

- 207 **21. PREMISES DESTROYED, UNINHABITABLE OR UNFIT FOR OCCUPANCY.**
208 **A.** If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy
209 through no fault or neglect of Tenant or a person under Tenant's direction or control, either
210 Landlord or Tenant may end this Lease. To end the lease, Tenant or Landlord shall give prompt
211 written notice to the other. Rent shall be prorated as of the date the Premises became unfit for
212 occupancy.
213 **B.** If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy
214 through the fault or neglect of Tenant or a person under Tenant's direction or control, Landlord
215 may end this Lease. Landlord shall give prompt written notice to Tenant.
216
- 217 **22. BREACH OF LEASE; LANDLORD'S RIGHT OF REENTRY.** Landlord shall have a right of
218 reentry for Tenant's breach of this Lease. If Tenant materially breaches this Lease, Landlord may do these
219 things.
220 **A.** Demand in writing that Tenant immediately give up possession of the Premises. If Tenant does
221 not give up possession, Landlord may bring an eviction action.
222 **B.** Demand in writing that Tenant give up possession of the Premises to Landlord at a certain date
223 in the future. If Tenant does not give up possession on that date, Landlord may bring an eviction
224 action. Landlord may accept rent for the period up to the date possession is to be transferred
225 without giving up Landlord's right to evict.
226 **C.** Bring an eviction action immediately.
227
- 228 **23. DUTY TO PAY RENT AFTER EVICTION OR SURRENDER.** Rent is due under this Lease
229 even if Tenant surrenders the Premises or is evicted by Landlord. Landlord shall make good faith efforts to
230 mitigate damages.
231
- 232 **24. SUBORDINATION.** This lease is subordinate to any mortgage against the Premises. No new
233 owner or lender shall disturb Tenant's occupancy but shall have Landlord's remedies if Tenant defaults.
234 Tenant shall sign documents reasonably requested by Landlord. Tenant appoints Landlord as
235 attorney-in-fact to sign such documents for any mortgagee.
236
- 237 **25. EXERCISE OF RIGHTS AND REMEDIES.** Either party may use any or all of its legal rights
238 and remedies. The use of one or more rights or remedies is not an election of remedies.
239
- 240 **26. SUBROGATION.** Tenant and Landlord give up all rights of subrogation against the other for loss
241 or damage covered by insurance.
242
- 243 **27. TERMS.** Where appropriate, singular terms include the plural and plural terms include the
244 singular.
245
- 246 **28. MISREPRESENTATIONS.** Any materially false statement made by either Landlord or Tenant
247 to the other that induces the signing of this Lease is a breach of this Lease.
248
- 249 **29. ATTACHMENTS ARE PART OF LEASE. NO ORAL AGREEMENTS.** Attachments to this
250 Lease, such as Landlord's building rules, if any, are a part of this Lease. No oral agreements have been
251 made. This Lease with its attachments is the entire agreement between Landlord and Tenant.
252
- 253 **30. NOTICES.** A notice or demand mailed to or handed to any one of the Tenants named above is
254 notice to all Tenants.
255
- 256 **31. NOTICE OF PROHIBITION AGAINST UNLAWFUL ACTIVITIES.**
257 **A.** Landlord and Tenant shall not unlawfully allow controlled substances in the Premises or in the
258 common area or curtilage of the Premises. The Premises will not be used by Tenant or persons
259 under Tenant's control to manufacture, sell, give away, barter, deliver, exchange, distribute or
260 possess with the intent to sell, give away, barter, deliver, exchange, or distribute a controlled
261 substance in violation of any local, state or federal law.
262
263 **B.** Landlord and Tenant shall not allow prostitution or prostitution-related activity as defined in

264 MINN. STAT. §617.80, Subdivision 4, to occur on the Premises or in the common area and
265 curtilage of the Premises.

266 C. Landlord and Tenant shall not allow the unlawful use or possession of a firearm in violation of
267 MINN. STAT. §609.66, Subdivision 1a, §609.67, or §624.713 on the property, its lands, or
268 common area.

269
270 The following notice is required by MINN. STAT. §504B.305. A seizure under §609.5317, Subd. 1, for
271 which there is not a defense under §609.5317, Subd. 3, constitutes unlawful detention by Tenant.

272
273 **32. LEAD PAINT WARNING AND DISCLOSURE. HOUSING BUILT PRIOR TO 1978.**
274 Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose
275 health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant
276 women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint
277 and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally-approved pamphlet
278 on lead poisoning prevention.

279 A. **Hazards Disclosed.** Landlord knows of the following lead-based paint or lead-based paint
280 hazards on the Premises (If none, state "none.")

281
282
283 B. **Reports Disclosed.** Landlord has provided Tenant with the following, which are all records
284 and reports available to Landlord pertaining to lead-based paint or lead-based paint hazards on
285 the Premises. (If no such records or reports are available to Landlord, state "none.")

286
287
288 **Tenant's Acknowledgment.** Tenant has received the records or reports noted in paragraph B.,
289 above and a copy of the pamphlet, *Protect Your Family from Lead in Your Home*, EPA
290 publication EPA747-K-94-001.

291 Tenants' initials _____

292
293
294 C. **Agent's Acknowledgment.** Agent has informed Landlord of Landlord's obligations under 42
295 U.S.C. 4852(d) and is aware of agent's responsibility to ensure compliance.

296 Agent's initials _____

297
298
299 By signing below, Landlord, Tenant and Agent certify the accuracy of the statements in the
300 above paragraph.

301 Landlord: _____ Date: _____

302 Tenant: _____ Date: _____

303
304
305
306 **33. CHANGES TO LEASE.** Landlord and Tenant may change the terms of this Lease in writing.

307
308 **34. SMOKING.** (check one)

309 Tenant may allow smoking on the Premises.

310 Tenant shall not allow smoking on the Premises

311
312
313 "Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette,
314 pipe, or similar object, containing, made, or derived from, nicotine, tobacco, marijuana, or other
315 plant, whether natural or synthetic, that is intended for inhalation. "Smoking" also includes the
316 action or practice of inhaling and exhaling the vapor produced by an electronic cigarette or
317 similar device. (commonly known as "vaping").

318

319 **35. MAINTENANCE.** This lease is for the entire house and lot including the entire yard area.
320 **A. STRUCTURE.** All exterior maintenance and repairs to the structures on the Premises shall be
321 the responsibility of Landlord.
322

323 **B. MECHANICAL SYSTEMS, ELECTRIC SYSTEMS, AND APPLIANCES.** All repairs to
324 Landlord's appliances or to built-in appliances or to the mechanical or electrical systems
325 serving the Premises shall be the responsibility of the Landlord. Tenant shall provide prompt
326 notice to Landlord of any maintenance or repair issues. Landlord shall provide a list of
327 approved maintenance and repair contractors to Tenant, and, in the absence of such list and in
328 the absence of a prompt response from Landlord, Tenant may hire a contractor to make repairs
329 and deduct the costs from rents due.
330

331 **C. LANDSCAPE MAINTENANCE.**
332 (1) Removal of snow and ice from the driveways and sidewalks shall be the responsibility of:
333 (select one) Landlord Tenant.
334 (2) Lawn mowing shall be the responsibility of: (select one) Landlord Tenant.
335 (3) Fall clean-up of leaves and yard debris shall be the responsibility of: (select one)
336 Landlord Tenant.
337 (4) Regular watering of the lawn, shrubs and trees shall be the responsibility of: (select one)
338 Landlord Tenant.
339

340 All other landscape maintenance shall be the responsibility of the Landlord.

341
342 Landlord and Tenant have negotiated the value of the landscape maintenance services to
343 be performed by Tenant. The rent stated above in this Lease has been reduced to reflect
344 the value of Tenant's services.

345 **D. INTERIOR MAINTENANCE AND CLEANING.** Tenant shall keep the house clean and
346 tidy through regular and reasonable housekeeping and through regular maintenance of the
347 walls, woodwork, floors, furnishings, fixtures, appliances, and interior surfaces of windows.
348 Tenant shall not make any alternations or additions or remove any fixtures or paint the premises
349 without the written consent of Landlord.
350

351 **36. ADDITIONAL TERMS.**

352 In exchange for reduced market rent/utilities, tenants serve as caretakers for LLCC and perform a
353 variety of services including building checks, alarm monitoring, filling wood stoves, snow removal
354 on campus, parking lots, driveway, and sidewalks, and other caretaker services as assigned or
355 apparent. Tenants may use LLCC plow truck and equipment when performing snow removal.
356 Tenants are required to be employees of Aitkin County while the lease is in effect. If one or both
357 of the tenants is not a county employee, the lease will terminate immediately. If the tenants
358 decide they do not want to (or can't) do LLCC caretaker services, the lease will terminate
359 immediately.
360
361

362
363 **Landlord and Tenant agree to the terms of this Lease.**

364 LANDLORD

TENANTS

Date

Date

Date

Date

Date

Date

Date

Date

RECEIPT BY TENANT(S)

I have received a signed original or copy of this Lease.

TENANTS:

_____ Date: _____ _____ Date: _____

_____ Date: _____ _____ Date: _____

FIRST INSPECTION (**MOVING IN**) OF [ADDRESS]:

28952 438th Lane, Palisade 56469 (Everything is noted as "OK" at time of agreement.)

		Condition (Check if OK)	Comments
Living Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	Dining Room	Floor	
Ceiling			
Walls			
Doors			
Woodwork			
Light Fixtures			
Windows and Screens			
Drapes or Curtains			
Misc.			
Kitchen		Floor	
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Refrigerator		
	Stove		
	Sink		
	Smoke Detector		
	Entry	Floor	
Ceiling			
Walls			
Doors			
Woodwork			
Light Fixtures			
Windows and Screens			
Drapes or Curtains			
Misc.			
Bedroom #1		Floor	
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		

		Condition (Check if OK)	Comments
Bedroom #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bedroom #3	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bedroom #4	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bathroom #1	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Bathroom #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		

		Condition (Check if OK)	Comments
Family Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Laundry Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	Washer		
Dryer			
	Fire Extinguisher(s)		
	CO Detector(s)		

We have inspected the Premises and have found it to be in the condition noted above.

LANDLORD

TENANTS

Date Signed: _____

Date Signed: _____

LAST INSPECTION (**MOVING OUT**) OF [ADDRESS]:

		Condition (Check if OK)	Comments
Living Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Dining Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Kitchen	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Refrigerator		
	Stove		
	Sink		
	Smoke Detector		
Entry	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Bedroom #1	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
Misc.			

		Condition (Check if OK)	Comments
Bedroom #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bedroom #3	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bedroom #4	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bathroom #1	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Bathroom #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		

		Condition (Check if OK)	Comments
Family Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Laundry Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	Washer		
	Dryer		
	Fire Extinguisher(s)		
	CO Detector(s)		

We have inspected the Premises and have found it to be in the condition noted above.

LANDLORD

TENANTS

Date Signed: _____

Date Signed _____