



**MID CONTINENT**  
Management Corporation  
37 East Isabel Street | St. Paul, MN 55107

9/15/2022

Amfiset Workneh  
1461 ST. PAUL AVE #12  
ST PAUL, MN 55116

**RE: LEASE RENEWAL NOTICE**

This is an invitation to you to continue making Davern Park Apartments your home by renewing your lease with Mid Continent Management Corporation. This letter also serves as your legal notice to renew and your legal notice of rate increase effective **December 1, 2022**.

Your current lease term ends at **Noon on 11/30/2022**. Per the terms of your current lease, written notice must be given two full calendar months prior to the last day of the lease if you intend to move. Two calendar months notice is also required if you remain at the premises under your current lease when it ends and becomes a month-to-month lease.

To allow you flexibility, we would like to offer you several lease renewal options. They are as follows:

|                                                          |                           |
|----------------------------------------------------------|---------------------------|
| One Year Lease (two-month notice period required):       | <b>\$1,095</b> per month. |
| Six Month Lease (two-month notice period required):      | <b>\$1,120</b> per month. |
| Month-to-Month Lease (two-month notice period required): | <b>\$1,145</b> per month. |

Garage rent, not included in the rates above, is an additional **\$65** per month. You will need to sign a Garage Rental Agreement at the time of your lease renewal to secure a garage space, as applicable.

Monthly pet fees, not included in the rates above, is an additional **\$30** per month, per pet. You will need to sign a Pet Agreement at the time of your lease renewal, as applicable.

Please contact your rental office at (651)698-6111 to let us know your choice of renewal option or whether you intend to vacate. Regardless of which lease you select, a new lease must be signed by **9/30/2022** to take advantage of the rental rates offered above.

If we do not hear back from you by the end of your current lease term, this letter serves as notice that your current lease will become a month-to-month lease, with a two month notice period, at the month-to-month rate noted above.

We value you as a resident and look forward to continuing to provide you with a comfortable home and community environment. Thank you for making Davern Park Apartments your home!

Sincerely,

Jody Stromquist  
Community Manager  
Davern Park Apartments

# How to Make a PetScreening Profile

## In 3 Easy Steps

### 1. Prospects

Select "Create your profile" in the email you received from PetScreening.

#### Residents

Visit your Property's landing page:

<https://davernpark.petscreening.com>

### 2. Select your profile type



#### Household Pet - As low as \$20

If you have a household pet accompanying you within your home.  
*Upload pet photos and input breed information, vaccination details, and behavioral history.*



#### Assistance Animal - Free

If you have an assistance animal, support or service.  
*Upload animal photos and medical documentation, if required. Input breed information, vaccination details, and behavioral history.*



#### No Pet/Animal - Free

If you do not have any pets or animals.  
*Affirm your property's affidavit and understand the pet policy in place.*

### 3. Complete & Submit your profile

Ensure to renew your profile annually.

*For details on general pricing, including discounted pricing and renewal pricing, visit [help.petscreening.com](https://help.petscreening.com)*



For PetScreening support, chat online at [PetScreening.com](https://PetScreening.com)

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# Transactions

Date Range: From 12/01/20

| Resident        | Account | Property               | Unit    | Active Start | Active End |
|-----------------|---------|------------------------|---------|--------------|------------|
| Amleset Workneh | 31417   | Davern Park Apartments | 1461-12 | 6/1/2010     |            |

| Date     | Reference | Description      | Comment                                    | Amount    | Balance  |
|----------|-----------|------------------|--------------------------------------------|-----------|----------|
| 12/01/20 |           | Rent Charge      |                                            | 925.00    | 925.09   |
| 12/09/20 | 1795      | Payment Received |                                            | -925.00   | 0.09     |
| 01/01/21 |           | Rent Charge      |                                            | 950.00    | 950.09   |
| 01/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,000.09 |
| 01/06/21 |           | Late Charge      |                                            | 80.00     | 1,080.09 |
| 01/11/21 | 420209305 | Payment Received |                                            | -925.00   | 155.09   |
| 02/01/21 |           | Rent Charge      |                                            | 950.00    | 1,105.09 |
| 02/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,155.09 |
| 02/06/21 |           | Late Charge      |                                            | 80.00     | 1,235.09 |
| 02/18/21 | ePay CHK  | Payment Received |                                            | -1,100.00 | 135.09   |
| 03/01/21 |           | Rent Charge      |                                            | 950.00    | 1,085.09 |
| 03/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,135.09 |
| 03/05/21 | ePay CHK  | Payment Received |                                            | -950.00   | 185.09   |
| 04/01/21 |           | Rent Charge      |                                            | 950.00    | 1,135.09 |
| 04/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,185.09 |
| 04/05/21 | ePay CHK  | Payment Received |                                            | -950.00   | 235.09   |
| 04/06/21 |           | Late Charge      |                                            | 4.00      | 239.09   |
| 05/01/21 |           | Rent Charge      |                                            | 950.00    | 1,189.09 |
| 05/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,239.09 |
| 05/05/21 | ePay CHK  | Payment Received |                                            | -950.00   | 289.09   |
| 05/06/21 |           | Late Charge      |                                            | 4.00      | 293.09   |
| 06/01/21 |           | Rent Charge      |                                            | 950.00    | 1,243.09 |
| 06/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,293.09 |
| 06/06/21 |           | Late Charge      |                                            | 80.00     | 1,373.09 |
| 06/14/21 | ePay CHK  | Payment Received |                                            | -900.00   | 473.09   |
| 07/01/21 |           | Rent Charge      |                                            | 950.00    | 1,423.09 |
| 07/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,473.09 |
| 07/06/21 | ePay CHK  | Payment Received |                                            | -950.00   | 523.09   |
| 07/06/21 |           | Late Charge      |                                            | 80.00     | 603.09   |
| 08/01/21 |           | Rent Charge      |                                            | 950.00    | 1,553.09 |
| 08/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,603.09 |
| 08/05/21 | 1799      | Payment Received | ADINA WORKNEH                              | -1,000.00 | 603.09   |
| 09/01/21 |           | Rent Charge      |                                            | 950.00    | 1,553.09 |
| 09/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,603.09 |
| 09/03/21 | ePay CHK  | Payment Received |                                            | -1,000.00 | 603.09   |
| 10/01/21 |           | Rent Charge      |                                            | 950.00    | 1,553.09 |
| 10/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,603.09 |
| 10/05/21 | ePay CHK  | Payment Received |                                            | -950.00   | 653.09   |
| 10/06/21 |           | Late Charge      |                                            | 8.00      | 661.09   |
| 11/01/21 |           | Rent Charge      |                                            | 950.00    | 1,611.09 |
| 11/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,661.09 |
| 11/05/21 | ePay CHK  | Payment Received |                                            | -1,000.00 | 661.09   |
| 12/01/21 |           | Rent Charge      |                                            | 950.00    | 1,611.09 |
| 12/01/21 |           | Short Term Fee   |                                            | 50.00     | 1,661.09 |
| 12/03/21 | ePay CHK  | Payment Received |                                            | -1,000.00 | 661.09   |
| 01/01/22 |           | Rent Charge      |                                            | 980.00    | 1,641.09 |
| 01/01/22 |           | Short Term Fee   |                                            | 50.00     | 1,691.09 |
| 01/01/22 |           | Rent Charge      | Uncharged rent increase from 11/21 & 12/21 | 60.00     | 1,751.09 |
| 01/05/22 | ePay CHK  | Payment Received |                                            | -1,000.00 | 751.09   |
| 01/06/22 |           | Late Charge      |                                            | 11.20     | 762.29   |
| 02/01/22 |           | Rent Charge      |                                            | 980.00    | 1,742.29 |
| 02/01/22 |           | Short Term Fee   |                                            | 50.00     | 1,792.29 |
| 02/04/22 | ePay CHK  | Payment Received |                                            | -1,000.00 | 792.29   |
| 02/06/22 |           | Late Charge      |                                            | 13.60     | 805.89   |

\$500 AUG 24<sup>th</sup> or 25<sup>th</sup>

|          |          |                  |           |          |
|----------|----------|------------------|-----------|----------|
| 03/01/22 |          | Rent Charge      | 980.00    | 1,785.89 |
| 03/01/22 |          | Short Term Fee   | 50.00     | 1,835.89 |
| 03/04/22 | ePay CHK | Payment Received | -1,000.00 | 835.89   |
| 03/06/22 |          | Late Charge      | 12.00     | 847.89   |
| 04/01/22 |          | Rent Charge      | 980.00    | 1,827.89 |
| 04/01/22 |          | Short Term Fee   | 50.00     | 1,877.89 |
| 04/05/22 | ePay CHK | Payment Received | -1,000.00 | 877.89   |
| 04/06/22 |          | Late Charge      | 10.40     | 888.29   |
| 05/01/22 |          | Rent Charge      | 980.00    | 1,868.29 |
| 05/01/22 |          | Short Term Fee   | 50.00     | 1,918.29 |
| 05/05/22 | ePay CHK | Payment Received | -1,000.00 | 918.29   |
| 05/06/22 |          | Late Charge      | 8.80      | 927.09   |
| 06/01/22 |          | Rent Charge      | 1,060.00  | 1,987.09 |
| 06/03/22 | ePay CHK | Payment Received | -1,000.00 | 987.09   |
| 06/06/22 |          | Late Charge      | 4.80      | 991.89   |
| 07/01/22 |          | Rent Charge      | 1,060.00  | 2,051.89 |
| 07/05/22 | ePay CHK | Payment Received | -1,000.00 | 1,051.89 |
| 07/06/22 |          | Late Charge      | 14.40     | 1,066.29 |
| 08/01/22 |          | Rent Charge      | 1,060.00  | 2,126.29 |
| 08/06/22 |          | Late Charge      | 84.80     | 2,211.09 |
| 08/08/22 | 1801     | Payment Received | -1,000.00 | 1,211.09 |

Renewal letters sent:

Sept 5<sup>th</sup>  
4:30 PM

3/21/22 (+ \$30, \$0 STF) \$1,060  
 8/16/21 (+ \$30, \$50 STF) \$980 } +50  
 8/19/20 (+ \$25, \$50 STF) \$950 }

1060  
 50  
 1110

Jody sent email re: Past Due Rent 4/23/22  
 Left VM re: Past due rent 5/12/22

Not prepped for Pest Control 2/14/22 Put traps

Toilet seat needs to be replaced.

Check tvb and tile, it's black & can't be cleaned?

(Wall)