

Kue Lee & Goalee Xiong  
1525 Dieter Street  
Saint Paul, MN 55106

February 9, 2021

Office of Financial Services – Assessments  
700 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102

Dear City Councils:

I am writing to ask you to consider waiving the vacant building registration fee of \$2,127 along with admin fees of \$157.

On May 19, 2020, we had a house fire due to electrical. Our house was a total loss. We were homeless with 3 children until we moved into a quadplex in July. Due to COVID-19, we experience pay freeze and furlough. Our home insurance's responses are also delayed and we have not received reimbursement for any of our out of pocket additional living expenses. Prior to the house fire, we had lost my mother in February and tens of thousands of dollars went into preparing her 3 day funeral only to be shut down abruptly the night before the funeral.

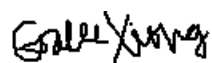
Although our income had decreased, our expenses increased significantly. We are currently paying both mortgage (\$1,239.35/month) and rent (\$1,250/month). We are also paying 2 hefty utility bills (\$600+ for Dec2020). Per our contractor service agreement, we're personally liable for any interruptions on the rebuilding of our house due to non-payment of our utility bill. Per our lease agreement, utility non-payment is a breach of our lease and sufficient cause for eviction. With our limited income, we have to decide on our basic needs carefully with having a roof over our heads a priority.

We are working closely with our contractor to ensure our house will be rebuild this year. We are also going over to our house at least every other day to maintain our yard and sidewalk. We have lived in Saint Paul for over 35 years and we have owned our home for over 11 years. We love and value our community very much and we want to continue being residents in Saint Paul, MN. At this time, our emergency funds are exhausted and we are stretched thin. I'm afraid the vacant building registration fees will push us over our limits and that is why I'm asking this fee to be waived.

Enclosed with this letter is our mortgage statement, lease agreement, utility bills and repair estimates.

Thank you for your time and consideration.

Respectfully Yours,



Goalee Xiong

**Guardian Property Management • Guardian Property Maintenance**  
 708 Cleveland Ave SW Suite 160, New Brighton, MN 55112  
 Office (651) 287-2011 Fax (651) 697-4224



Schedule A: SPECIFICS OF RENTAL AGREEMENT

**PROPERTY:**

**Street:** 1711 Beebe Road #4 **City:** Maplewood **State:** MN **Zip:** 55109

**RESIDENTS:**

**Name:** Goalee Xiong **DOB:** 03/12/1985  
**Name:** \_\_\_\_\_ **DOB:** \_\_\_\_\_  
**Name:** \_\_\_\_\_ **DOB:** \_\_\_\_\_  
**Name:** \_\_\_\_\_ **DOB:** \_\_\_\_\_

**TERM:**

**Rental Date:** 06/30/2020 **Lease Start:** 07/10/2020 **Lease End:** 07/31/2021

**CHARGES AND FEES:**

Termination Fee: \$ 3x Current Monthly Rent  
 # of Pets: 0 Total Pet Fee: \$ 0  
 Parking Charges: \$ 0 Space Number: garage 4 & space 4  
 Storage Charges: \$ 0 Unit Number: N/A  
 Lease Buyout Fee: \$ 2x Current Monthly Rent  
 HVAC Filter Program \$ 15  
**Monthly Rent:** \$ 1250 **Prorated Rent:** \$ 897.82  
**Security Deposit:** \$ 1250

**Type of Pet:** N/A **Breed:** N/A **Weight (lbs):** N/A  
**Type of Pet:** N/A **Breed:** N/A **Weight (lbs):** N/A

**Total Due the First Day of each month:** \$ 1265 ("Rent") **Beginning** 07/10/2020

**UTILITIES**

Utility	Management	Resident
Water	X	
Sewer	X	
Trash	X	
Electric		X
Gas		X
Heat		X

Initial: 

## GROUNDS

### Snow/Ice Removal

Resident  is /  is not (<sup>DS</sup>GX initial) responsible for the removal of any snow/ice at the property. Resident is responsible for salting at the property. This applies to the following area/s adjacent to the Premises: N/A

### Lawn Care & Landscaping

Resident  is /  is not (<sup>DS</sup>GX initial) responsible for the lawn mowing and care of the grass.

## ADDITIONAL INFORMATION & ACKNOWLEDGEMENTS

### Section Lead-based Paint

Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_.

Management has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Management has provided the Resident with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Management has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Resident (Lessee) Acknowledgment:

<sup>DS</sup>GX \_\_\_\_\_(initial) . Resident has received copies of all information listed and the pamphlet *Protect Your Family from Lead in Your Home*.

### Rules and Regulations

By signature below, Residents acknowledge they have read and understand the Agreement, including **Schedule B**, attached hereto.

DocuSigned by:

Gaalee Xiong

7/9/2020

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Resident \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_ Date \_\_\_\_\_

Management-as agent for Guardian Property Management \_\_\_\_\_ Date \_\_\_\_\_

Initial: <sup>DS</sup>GX \_\_\_\_\_

# Residential Lease Agreement

*(This is a legally binding agreement. Read it carefully.)*

**This Residential Lease Agreement (“Agreement”)** shall govern the terms and conditions for rental of the Premises by the Residents, each identified on Schedule A entitled “SPECIFICS OF RENTAL AGREEMENT” attached hereto and incorporated herein.

Any capitalized term not defined here shall have the same meaning as in Schedule A. Any time the singular version of a defined term is used, it shall also mean the plural of that term.

The Premises are managed by Guardian Property Management, which has a principal address of 708 Cleveland Ave SW, Suite 160, New Brighton, MN 55112 (“Management”)

This Agreement is intended to be a legally binding contract between Management and Residents.

**Residents:** List on **Schedule A** all persons to be living in Premises and their dates of birth. All persons listed shall herein collectively be referred to as “Resident.” Resident agrees that the demised premises (“Premises”) shall be occupied by no more than the Residents.

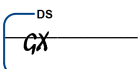
**Term:** The effective date of this Agreement shall commence on the Lease Start date identified on **Schedule A** (“Lease Start”) and ending on the latter of the date of Resident’s departure from the Premises or the date identified as Lease End date on **Schedule A** (“Lease End”) as may be amended by mutual written consent from time-to-time.

Resident agrees that all occupants of the Premises are properly identified in this Agreement and will notify Management of any changes in occupant numbers. Failure to do so will be a breach of the Agreement.

Management shall not be held liable to the Resident for damages if Management is unable to deliver possession of the Premises on the first day of the term due to the Premises being damaged or unavailable. If Management is unable to deliver possession to the Resident within 30 days after the first day of the lease, Resident may cancel the lease by written notice.

## 1. Rent:

- a. **Payment:** Rent, as defined in **Schedule A** (“Rent”), is due on the first day of each and every month after this lease signing, and while lease is in effect and during any extensions and/or renewals of this lease. Rent payments to Management shall be made in a single monthly payment to Management, regardless of how many individual Residents are contributing to the rent payment. Monies received from Resident will be applied in the order that charges take place, including but not limited to Deposits, Rents, Late Fees, NSF Charges, Legal Fees, Damages, and any additional charges deemed appropriate by Management. Failure to pay will be considered a lease violation subject to eviction. Resident agrees that rent or any other payment shall not be paid in cash at any time.
- b. **Partial Payments:** No payment by Resident or receipt by Management of a lesser amount of Minimum Rent or additional rent than that provided herein shall be deemed to be other than on account of the earliest rent then due. No endorsement or statement on any check or any letter accompanying any check or payment as rent shall be deemed an accord and satisfaction of rent due. Management may accept such check or payment without limiting in any way, its right to recover the balance of such rent or pursue any other remedy provided herein.
- c. **Who Is Responsible for Rent:** Each Resident is individually responsible and liable for paying 100% of the full amount of rent and any other money owed to Management under this Lease. All Residents are jointly and severally responsible for all terms, conditions, and obligations of this Lease, including the payment of rent. Resident acknowledges that Management’s acceptance of all or any sums due under this Lease does not and will not serve as a waiver of each individual Resident’s liability arising from other lease violations.
- d. **Early Termination / Termination Fee:** Resident is liable to Management for the Rent through the Lease End Date. If the lease is terminated prior to the Lease End Date, either by the Resident’s voluntary surrender of the Premises or by the Resident’s eviction from the Premises, then the Resident shall be

Initial: 

liable for a Lease Termination Fee equal to three (3) installments of Current Monthly Rent. The Lease Termination Fee shall be considered liquidated damages for Rent owed and shall be in lieu of the actual remaining Rent due through the Lease End Date. In addition to the Lease Termination Fee, the Resident shall be liable for all turnover costs, including but not limited to a leasing fee and any required maintenance to restore the Premises to the condition it was in when Resident moved in, and all other amounts due under the lease. In lieu of the Lease Termination Fee, Resident has the option of paying a Lease Buyout Fee equal to two (2) installments of Current Monthly Rent. The Lease Buyout Fee must be paid at the time Resident gives written notice of Resident's intent to vacate the Premises and exercise the Buyout option, given no later than 30 days before Resident intends to vacate the Premises. Resident will still be responsible for rent during the 30 day notice period. If a lease is terminated prior to the Lease End Date, Management will not provide marketing priority, rental incentives, or Premises specific promotion in order to mitigate Resident debt, nor will Resident receive a positive rental reference.

- e. Late Payment:** If rent is not received by the 4<sup>th</sup> day of the month, then a late charge shall be immediately imposed. The late charge shall be in the amount of 8% of the overdue rent payment. Late fee will not exceed 8% of resident rent portion. Upon imposition of a late charge, both the Rent and the late charge must be paid via cashier's check or money order. If any payment received by Management is returned unpaid by Resident's financial institution, Resident shall pay Management a \$30 service fee for each unpaid check.
- f. Utility & Maintenance Reduction Program (if applicable):** A portion of Resident's total amount due will be used to have HVAC filters delivered to their home approximately every 60 days under the Utility & Maintenance Reduction Program. Resident shall properly install the filter that is provided within two (2) days of receipt. Resident hereby acknowledges that the filters will be dated and subject to inspection by Management upon reasonable notice to verify replacement has been timely made. If at any time Resident is unable to properly or timely install a filter Resident shall immediately notify Management in writing. Resident's failure to properly and timely replace the filters is a material breach of this agreement and Management shall be entitled to exercise all rights and remedies it has against Resident and Resident shall be liable to Management for all damages to the property, A/C or heating system caused by Resident's neglect or misuse.
- g. Utilities:** Management shall furnish and pay for the utilities identified under "Management" on **Schedule A** in the Utilities Section and the Resident shall furnish and pay for those indicated under Resident.

Management and Resident agree to the following concerning the utility service at Resident's Premises:

1. Resident will set up utility service in their name directly with the utility provider.
2. Late payments of utilities will be subject to the same fees and legal proceedings as for rent as described in this Lease. Management will be responsible for the master meter utility costs and common area usage. Any drastic increase in a utility due to negligence, damage, etc. will be billed to the responsible Premises and/or Resident. Management is not responsible for any loss or damage Resident incurs due to outages or interruptions in utilities provided to the Premises unless a direct result of negligence of Management. Resident releases Management from all claims, as well as waives claim of reduction of rent or diminished rental value of the Premises due to said outages or interruptions of utilities.
3. Resident agrees to allow Management access to read meters if necessary. Resident will not terminate, interfere with, or discontinue the supply of utilities to the Premises or tamper with any utility metering systems.
4. The disconnection of any utility due to Resident non-payment of said utility is a breach of this lease and is sufficient cause for Management to evict Resident.
5. If Resident fails to set up utility service in their name, or if Management receives a delinquent utility bill due to Resident's failure of payment, Resident will be charged a \$50 administrative fee for each bill Management receives.

- h. **Snow/Ice Removal:** If Resident is responsible for snow and ice removal as indicated on **Schedule A** and such removal is not undertaken within 24 hours, Management will contract for the snow/ice to be removed at a cost of not less than \$50.00 per hour, which will be charged to the Resident. Any damage to lawn caused by Resident's negligent removal of snow/ice will similarly be billed to the Resident. Resident is responsible for snow/ice removal of the areas indicated on **Schedule A** if snow/ice is at least one (1) inch in depth. Management is not responsible for providing sand, salt, or shovels to Resident. Any fines as a result of Resident's failure to properly remove snow/ice will be billed to Resident.
- i. **Lawn Care:** If Resident is responsible for lawn care as indicated on **Schedule A** and if the grass reaches four (4) inches in height, Management will arrange for the lawn to be mowed at Resident's expense. Resident agrees to maintain the existing landscaping by watering, weeding, and shaping any shrubbery as necessary. If Resident neglects to maintain the landscaping, Management will charge Resident for any costs incurred to maintain the landscaping. Any damage to the lawn and/or landscaping will also be billed to the Resident. Resident will be responsible for providing their own lawn mower. If Management provides the lawn mower, Resident is responsible for the upkeep and maintenance of the lawn mower. Any fines as a result of Resident's failure to maintain the lawn or landscaping will be billed to Resident.
- j. **No Tenant Compensation for Maintenance Work:** Pursuant to Minnesota Statutes Section 504B.161, subd. 2, Management and Resident agree that Resident's rent obligations under this lease are calculated to provide Resident with adequate consideration for the Premises maintenance obligations undertaken by Resident herein. Resident shall not be entitled to any additional compensation by Management for any maintenance work on the Premises performed by Resident.
- k. **Roommate Changes / Additions:** Resident will be charged a \$150.00 administrative fee in the event there is a change in Residents living at the Premises, including the addition of a new Resident.

## 2. Use of Premises:

- a. **Insurance:** Resident understands that Management does not insure Resident's personal items and Resident therefore acknowledges and agrees that Resident has obtained renter's insurance, the maintenance of which is a requirement of this lease agreement throughout its term, and any extensions thereof. Management requires that Guardian Property Management be added as additionally insured on Resident renter's insurance policy, such that it be given notice by the insurer of any lapse in coverage. Insurance is recommended to cover the following items, for which Management will not be held responsible: (1) Damages or losses to Resident or Resident's property unless the damage is caused by the gross negligence or willful misconduct of the Management or Management's agents. (2) Personal injury to Resident or Resident's guests, or damage to Resident's personal property caused by the criminal acts of third parties (fire, acts of nature, bursting pipes, water, explosions, sonic booms, or other like causes) unless the contemplated damage is caused by the negligence of Management or Management's agents. If Management's employees are requested by Resident to render services not contemplated in this lease, such employees shall be deemed agents of Resident, not Management, while performing these services regardless of any payment which such employee may receive from Management and regardless of when such services may be performed for the benefit of Resident. Resident acknowledges that such acts are not within the scope of such employees' employment with Management, and Resident therefore holds Management harmless from all liability, loss, claim or damages which Resident may incur in connection with the rendering of such services by said employees. If the employee is injured while rendering such services to Resident, Resident agrees to compensate Management for any losses Management may suffer as a result of such injury, including, but not limited to, workers' compensation claims, loss of labor forces during employee's recovery, increases in workers' compensation insurance premiums resulting from any claim related to injury sustained while performing tasks for Resident, etc. Waterbeds/tanks are allowed only if the renter's insurance includes a waterbed endorsement. Resident understands that the property insurance of the building held by Management or any other party does not cover liability incurred by Resident or damage to Resident's personal belongings. If there is a loss which would have been covered by renter's insurance and Resident does not have proper rental insurance coverage, Resident agrees not to pursue Management in any legal action or suit. If Resident incurs any financial loss as a result of appliance, mechanical, or sewer system failure, Resident may make a claim with their renter's insurance provider. Management will not provide Resident any compensation or rent credit in this circumstance.



- b. **Subletting and Use of Premises:** Resident shall not assign this lease or any interest in it, or let or sublet all or any part of the Premises, without the prior written permission of Management . Using short term rental services such as Airbnb are considered subletting and are prohibited.
- c. **Guest Policy:** Overnight guests must be registered with the Management office and are permitted for no more than 14 consecutive days or a cumulative total of 30 days for the lease term.
- d. **Non-Disturbance of Other Residents:** Resident shall not disturb, annoy, endanger or interfere with other Residents in the building or neighbors, nor use the Premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance upon or about the Premises.
- e. **Locks:** At the conclusion of the Lease, Resident will return all keys to Management. Should Resident add or change locks without Management's prior written consent, Resident shall pay for the removal of said lock(s) and any damage caused thereto. Should Resident lock themselves out of the Premises, Resident is responsible for this cost - payable upon permitting access, and in the amount of a minimum of \$100.00 per occurrence. Should Resident lose keys and require rekeying the lock, Resident is responsible for this cost – payable upon rekeying locks, and in the amount of a minimum of \$200.00.
- f. **Drains:** Management warrants that sewage drains are in good working order and they will accept the normal household waste for which they are designed. The drains will not accept items such as paper diapers, sanitary napkins, tampons, toys, wads of toilet paper, balls of hair, grease, oil, table scraps, or other unintended materials. Resident agrees to pay for the clearing of any or all drains of any and all stoppages except those which a plumber who is called will attest in writing that the cause was by defective plumbing, roots, or other acts beyond Resident's control.
- g. **No Smoking Policy:** Smoking includes inhaling, exhaling, breathing, carrying, or possession of any lighted cigarette, cigar, pipe, or other product containing any amount of tobacco or other similar lighted product. Smoking is prohibited on the entire property except for outdoors. Smoking is prohibited within 30 feet of the entrance/exit of any multi-unit building. If a Resident or guest violates the no smoking policy, Management has the right to charge a \$250.00 fine per infraction. In addition to the fine, the Resident will be billed for all costs incurred to get the Premises back to non-smoking condition. This includes but is not limited to carpet cleaning, carpet replacement, painting, and any other cleaning necessary to remove the smell or appearance of smoking.
- h. **Crime Free:**
1. Resident, or a guest, or other person under Resident's control, shall not engage in illegal activity, including drug-related illegal activity, on or near said Premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, use, purchase, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]) or possession of drug paraphernalia.
  2. Resident, or any member of Resident's household, or a guest or other person under Resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the said Premises.
  3. Resident or members of the household will not permit the Premises to be used for, and shall not engage in the facilitation of illegal activity, including drug-related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
  4. Resident, or any member of Resident's household or a guest, or another person under Resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of a controlled substance at any locations, whether on or near the dwelling unit Premises or otherwise in a different location, nor shall they engage in any illegal activity, including prostitution, or prostitution-related activities as defined in Minnesota Statutes §617.80 subd. 4, criminal street gang activity, threatening or intimidating behavior, assault, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit Premises, the unlawful use or possession of a firearm in violation of Minnesota Statutes §609.66 subd 1a, §609.67 or §624.713 on the Premises, its lands or common areas, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of Management, Management's agents or other Residents or involving imminent or actual serious property damage.

5. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** It is understood and agreed that a single violation shall be cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.
6. In case of conflict between the provisions of this Subsection (h) [Crime-Free Subsection] and any other provisions of the lease, the provisions of this Subsection shall govern.
7. The provisions of this Subsection (h) [Crime-Free Subsection] are in addition to all other terms of this lease and do not limit or replace any other provisions.
- i. **Common Area:** All sidewalks, yards, entrances, passages, patios, balconies, vestibules, stairways, mail areas, communal laundry and/or storage rooms, hallways, and corridors must be unobstructed or otherwise unencumbered and may not be used for any other purpose other than entering and exiting the Premises.
- j. **Safety Standards:** Resident agrees to maintain the smoke alarms and carbon monoxide detector within the living unit. Management has replaced batteries and confirmed proper working condition of these items prior to Resident move in. Management has also confirmed that all light bulbs on the Premises are in working order. It is Resident responsibility to check these for proper operation (i.e., checking expiration dates, replacing batteries in smoke alarms/CO detectors, changing light bulbs, etc.) EVERY 30 DAYS. Resident will notify Management immediately of any faulty smoke/CO detectors. If Management is required to replace a battery, Resident is responsible for the full cost of the repair – including labor and materials. Resident will be fined \$100.00 per alarm for any smoke/CO detectors that are removed by Resident.
- k. **Pest Control:** Resident agrees that upon commencement of the Lease, the Premises are accepted by Resident as insect, rodent, and pest free and are otherwise fit for the use intended by the parties and in compliance with the applicable health and safety laws. Management shall be responsible for the costs of maintaining insect, rodent, and pest control and correcting infestations. Notwithstanding the foregoing, Resident may still be held liable for the costs incurred by Management for maintaining insect, rodent, and pest control at the Premises and correcting infestations, if Management is able to show that the infestation occurred because of the willful, malicious or irresponsible conduct of the Resident. Resident agrees to give written notice to Management of any suspected pest problem and of Resident's anticipated efforts to resolve the problem. Resident agrees to cooperate in any efforts by Management to address a pest problem.
- l. **Garage/Parking Space:** If Resident has agreed to rent a garage stall/parking space from Management on the Property as indicated on **Schedule A**, Management has assigned Resident garage stall/parking space indicated on **Schedule A**. Resident agrees to pay additional rent in the amount indicated on **Schedule A** per month for use of the assigned garage stall/parking space. Resident is responsible for any loss or damage to personal property stored by Resident in the garage. Management will provide Resident with a remote garage door opener if an automatic door opener is present in the garage. If the garage door opener is lost or damaged, Management will provide a replacement to Resident for \$75.00.
- m. **Storage:** If Resident has agreed to rent a storage unit from Management on the Property as indicated on **Schedule A**, Management has assigned Resident storage unit indicated on **Schedule A**. Resident agrees to pay additional rent in the amount indicated on **Schedule A** per month for use of the assigned storage unit. Resident is responsible for any loss or damage to personal property stored by Resident in the storage unit. Resident also agrees not to store any flammable, combustible, or dangerous materials in the storage unit or in Premises, or allow it to become unsanitary or attractive to pests. Resident is responsible for any loss or damage to personal property stored by Resident in the storage unit, and for any damage caused to the Property caused by Resident's failure to properly use the storage unit.
- n. **Pets:** No animal/pet shall be kept on or about the Premises without Management's prior written consent. A \$25.00 per day charge will be assessed for any unauthorized pet. If Management's written consent for Resident to keep a pet is granted, Resident agrees to pay the additional fee identified as "Pet Fee" on **Schedule A** per month for each month the pet(s) is/are in the Premises for the term of the lease. If written



notice is given to Management that pet(s) has/have been removed from the Premises, Resident obligation to this additional fee will end the last day of the month in which the notice was received. If Resident fails to comply with pet obligations, Management may exercise its rights under the Lease, including lease termination. Resident is responsible for cleaning up pet waste immediately. Resident will be billed for any pet waste that is not cleaned up from the Premises. Pets must be attended by Resident if outside. Type, Breed and Weight of Pet(s) must be identified on **Schedule A**.

- **Barrier Free Premises:** If the Premises has been designated by Management as a Barrier Free Premises, designed for use by disabled persons, Management will provide Resident with notice of such designation at the beginning of the Term. If (i) Management desires to lease the Premises to a disabled person (not the Resident) during the Term, and a lease is subsequently signed by such person, and (ii) a similar non-Barrier Free Premises, in the same housing complex is available and at the same rental amount ("Suitable Replacement Premises") then Management will provide written notice to Resident and Resident agrees to vacate the Premises within thirty (30) calendar days and transfer to the Suitable Replacement Premises for the remainder of the Term on the same terms and conditions contained in this Lease.

### 3. Condition of Premises:

- a. **Management Promises:** That the Premises and all common areas are fit for use as a residential Premises; that the Premises will be kept in reasonable repair and in compliance with applicable health and safety codes and that necessary repairs will be made within a reasonable time after written notice by Resident except when damage is caused by intentional or negligent conduct of the Resident or his/her guests; and to keep common areas clean and in good repair.
- b. **Resident Promises:** Not to damage or misuse the Premises or waste utilities provided by Management or allow his/her guests to do so; Not to paint or wallpaper the Premises, or make any structural changes to the Premises without prior written consent of Management; to keep the Premises clean; to give written notice to Management of any necessary repairs to be made; to notify Management immediately of any conditions in the Premises that are dangerous to human health or safety, or which may damage the Premises or waste utilities provided by Management; that when Resident moves out, the Premises will be left in good condition, except for ordinary wear and tear; not to remove any fixtures or furnishings supplied by Management without the prior written consent of Management; to follow the Rules and Regulations set by Management; and to cooperate with Management efforts at pest control.
- c. **Security Deposit:** Management may keep all or part of the security deposit for damage to the Premises beyond ordinary wear and tear; and/or for rent or other money owed to Management. The entire security deposit, plus any applicable interest, will be refunded to the Resident within 21 days after Resident normal lease termination or move out, whichever comes last, if the property is left in move in condition and will be escrowed in a bank account until such time. The security deposit refundable amount will be prorated accordingly if the property is left in less than acceptable condition. No portion of the security deposit will be processed or returned until the Premises is entirely vacant.
- d. **Premises Changes:** ANY physical changes to the Premises by Resident require written Management approval before and after work is completed. Resident will not remove any item from its original location within the Premises, including window treatments, water conservation devices (such as shower heads and toilet centuries), appliances, or any other item(s). Any deviation from written authorization is a breach of this lease and grounds for eviction and payment for restoration of Premises, including payment by Resident of any additional/unauthorized utility usage.
- e. **Additional Wiring:** Resident may not install any new phone lines, wires or cables without written permission from Management. Any permitted phone lines, wires or cables installed by Resident may not detract from the exterior of the building or be exposed. Resident shall pay for costs associated with the return to single line service upon move out.
- f. **Lead Based Paint:** Management Disclosure is provided in **Schedule A** under ADDITIONAL INFORMATION & ACKNOWLEDGEMENTS. Resident must initial applicable spaces
- g. **Mold and Mildew:** Resident acknowledges that it is necessary for Resident to provide appropriate climate control, keep the Premises clean, and take other measures to retard and prevent mold and mildew

from accumulating in the Premises. Resident agrees to clean and dust in the Premises on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Resident agrees not to block or cover any of the heating, ventilation or air-conditioning ducts in the Premises. Resident also agrees to immediately report to the management office: (1) any evidence of a water leak or excessive moisture in the Premises, as well as in any storage room, garage or other common area; (2) any evidence of mold or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (3) any failure or malfunction in the heating, ventilation or air conditioning system in the Premises; or (4) any inoperable doors or windows. Resident further agrees that Resident shall be responsible for damage to the Premises and property of the Resident as well as injury to Resident and occupants resulting from the failure of the Resident to comply with this paragraph.

- h. **Move in/Move out Condition Report:** Resident must submit to Management a completed move in/move out condition report within seven (7) days of moving into the Premises. If Resident fails to timely submit the report, the Resident accepts the Premises in "perfect" condition.
- i. **Destroyed or Unlivable Premises:** If the Premises is destroyed or damaged so it is unfit to live in due to any cause, Management may terminate this Lease immediately and may choose not to rebuild or restore the Premises. If the destruction or damage was not Resident's fault, and Management terminates this Lease, rent will be pro-rated and the balance will be refunded to Resident.

#### 4. Duration of lease:

- a. **Notice of Intent to Vacate:** Resident agrees to give **two (2) full months written notice** of their intention to vacate prior to their lease expiration date. Resident move out notice may not terminate the lease agreement sooner than the end of the lease term or renewal period. If the Resident fails to give proper notice, Management may, in its sole discretion, 1) extend the lease for one notice period, and 2) raise the rent. If Resident stays in the Premises after the lease ends, with the approval of Management, and Resident and Management have not renewed this lease or entered into a new lease, this lease shall be extended under its original terms except 1) the duration shall be changed to month-to-month, 2) Management may raise the rent, and 3) two full months written notice of lease termination is required for month-to-month leases.
- b. **Moving out of the Premises:** At the expiration of the lease term, Resident shall quit and surrender the Premises in as good state and condition as they were at the commencement of this lease, reasonable use and wear excepted. Resident will reimburse Management for any and all damage and costs expended by Management reconditioning the Premises to the condition that existed at the commencement of Resident's initial occupancy of the Premises, the amount of which shall not be limited to the amount of the Security Deposit. Resident shall also provide Management in writing with Resident's forwarding address and provide Management with all keys, remote controls and personal property issued to Resident for the Premises and use of parking garage, if any. If Resident fails to return all keys and remote controls upon vacating, Management may change the locks and charge reasonable costs to Resident for the costs incurred by Management to change the locks. Resident is required to quit and surrender the Premises no later than 12:00 PM (noon) on the final day of the lease term.
- c. **Failure to move out of the Premises:** If resident fails to vacate the Premises by 12:00 PM (noon) on the final day of the lease term pursuant to this Section 4, Management has the right to assess a \$1,000.00 fine for the Resident's unauthorized occupancy of the Premises.
- d. **Resident Shall Not Interfere with Management's Efforts to Rent or Sell Premises:** As further described in Section 5(a), Management has the right to enter the Premises at any time during the term of this lease for the purpose of showing the Premises to prospective Residents and buyers, and to market the Premises, including but not limited to displaying "For Sale", "For Rent", or similar signs at the Premises. Management has the right to enter the Premises after making a good faith effort to give notice of its intent to enter the premises. If Resident in any way interferes with or obstructs Management's right or ability to show the Premises to prospective Residents or buyers, or to market the Premises, then Resident shall be liable to Management in an amount equal to one full month of additional rent. Such liability shall be in addition to any and all other amounts owed from Resident to Management under this lease or otherwise.

- e. **Eviction:** If Resident violates any term of this lease, Resident may be evicted without prior written notice. Resident acknowledges and agrees that this Lease constitutes an agreement in writing as contemplated by Minn. Stat. §504B.291, Subd. 1 (c) that partial payment of rent in arrears which is accepted by Management prior to issuance of an order granting restitution of the Premises may be applied to the balance due and does not waive Management's action to recover possession of the Premises.
- f. **Mediation:** If Resident violates any of the terms of this lease or a dispute arises between Resident and another Resident or third party, Management may request that Resident participate in mediation to resolve the lease violation. Management will provide written notice of the request for mediation to the Resident and the other party. The mediation shall be conducted by a Community Dispute Resolution Program. The parties agree to **share equally in the costs of the mediation** and cooperate fully in the effort to schedule a mediation session within **30 days** of the mediation request.

## 5. Rights of Management

- a. **Right of Entry:** Upon the provision of reasonable notice to Resident, Management or its authorized agent may enter the Premises (i) at any reasonable time to inspect, improve, maintain, or repair the Premises, or do other necessary work, or to show the Premises to potential Residents or buyers, and (ii) any time after Resident has provided Management notice of its intent to vacate, to show the Premises to potential Residents. In the event of an emergency, Management or its authorized agent may enter the Premises with or without notice to Resident.
- b. **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. Acceptance of rent does not give up Management's right to evict Resident for any past or existing violation of any term of this Lease.
- c. **Release of Liability:** Use of the Premises and any community facilities are at the sole risk and responsibility of the Resident, and Management is not responsible for injuries sustained by Resident and/or guests while participating in such activities. Additionally, facilities will not be used with any open cuts, abrasions, or infections with potential harm to others, according to public health requirements. Management is not responsible for actions, damages, injury or harm caused by third parties (other Residents, guests, or trespassers) who are not under Management's control. Resident shall reimburse Management for any loss, property damage, repair service (including plumbing problems) caused by Resident's own negligence and/or improper use of the Premises, or Resident's abandonment of the Premises (including advertising, court costs, and the like).
- d. **Minnesota Statutes § 504B.181:** Pursuant to Minnesota Statutes, Section 504B.181, Subd. (2)(b) and Section 504B.275, Management hereby notifies Resident that a Landlord and Tenant Handbook prepared by the Minnesota Attorney General's office is available at <http://www.ag.state.mn.us/consumer/housing/default.asp>. The Minnesota Attorney General's office is located at 445 Minnesota Street St. Paul, MN 55101. Their telephone number is 651-296-3353.
- e. **STATUTORY NOTICE REGARDING SEIZURE.** This notice is provided pursuant to Minn. Stat. §504B.305: A seizure under Minnesota Statutes §609.5317, subd. 1, for which there is not a defense under §609.5317, subd. 3, constitutes unlawful detention by Resident.
- f. **Notices:** Resident agrees that written notices and demands delivered by Management to the Premises are proper notice to all Residents, and are effective as soon as delivered to the Premises. Likewise, written communications from Resident to Management must be delivered to Management at the address set forth above.

## 6. Miscellaneous

- a. **Subordination:** This Agreement is subordinate to any mortgage against the Premises. No new owner or lender shall disturb Resident's occupancy, but shall have Management's remedies if Resident defaults. Resident shall sign documents reasonably requested by Management to evidence subordination. Resident appoints Management as attorney-in-fact to sign such documents for any mortgagee.

Initial: DS  
CX

- b. **No Covenant of Security:** Neither Management or any agent of Management covenants nor warrants expressly or impliedly, the security of person and/or property of Resident, Resident’s guests or any person under Resident’s direction or control. Resident agrees to make no claim against the Management or its agents for or on account of any personal injury sustained by Resident, Resident’s guests or any person under Resident’s direction or control caused by the negligence or intentional conduct of a third party or parties, nor for losses or damage to any property suffered by Resident, Resident’s guests or any person under Resident’s direction or control resulting from the negligence or intentional conduct of a third party or parties.
- c. **Subrogation:** Resident gives up all rights of subrogation against Management for loss or damage covered by insurance.
- d. **Attachments and No Oral Agreements:** Any Attachment to this Agreement, including Management’s Rules and Regulations identified on **Schedule B**, is made a part of this Agreement and is incorporated herein. Management may make reasonable changes to the Rules and Regulations at identified on **Schedule B** any time by giving the Resident prior written notice. Resident agrees and acknowledges that no oral agreements have been made. This Agreement is the entire agreement between Management and Resident.
- e. **Heirs and Assigns:** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives and successors and assigns of the parties hereto.
- f. **Copy has been provided to Resident.** By signing this Lease, Resident acknowledges that pursuant to Minn. Stat. §504B.115, Management has given a copy of this written Lease Agreement to Resident.
- g. **State Landlord – Tenant Code.** This lease is subject to the provisions of Minnesota’s Landlord Tenant laws found in Minnesota Statutes Chapter 504B (“Landlord Tenant Code”), the terms of which are incorporated into the Lease by this reference. To the extent any terms of the Lease conflict with the Landlord Tenant Code, such terms will be deemed modified accordingly unless the Landlord Tenant Code provisions can be waived in writing, in which case, such provisions are so waived.
- h. **Megan’s Law Disclaimer.** We have not made any investigation or inquiry regarding Megan's Law (Sex Offender Registration Law), and you agree to make such inquiry or investigation as you deem necessary. By signing this Lease, you acknowledge that any information disclosed under Megan’s Law may not be used with respect to the provision of housing or accommodations. By the acceptance of this Lease, you release us, Management, Agent and Manager from any obligation or responsibility to obtain or to disclose such information to you. Sex offenders are required to register with the Department of Corrections for the State of Minnesota. Pursuant to Minnesota Statutes §244.052, information regarding certain offenders is available to the

By signature below, Residents acknowledge they have read and understand the Agreement, including **Schedule B**, attached hereto.

DocuSigned by:  
  
 2C86FBBBC2534C4...

7/9/2020

Resident

Date

Resident

Date

Resident


Date

Resident

Date

Management-as agent for Guardian Property Management

Date

Initial: 

## Schedule B: RULES, REGULATIONS AND CONDITIONS OF OCCUPANCY

1. Toilets and other water apparatus shall not be used for any other purpose other than those for which they were constructed, and sweeping, rubbish, garbage, or other similarly improper debris shall not be used in toilets, but shall be placed in appropriate waste removal receptacles, located outside the Premises. Only appropriate paper designated for use in toilets shall be used in the toilet. ANY DAMAGE RESULTING FROM THE MISUSE SHALL BE BORNE BY RESIDENT.
2. All rubbish, paper, sweepings, and similar debris must be placed in the waste removal receptacles. No rubbish, garbage, or related debris may be stored outside the Premises on any occasion.
3. Loud talking or noise disruptive in public halls or neighboring property must be avoided. Radios, stereo equipment, and other related sounds shall be turned down so as not to be disruptive to neighboring property. Resident or Resident's guests shall not disrupt other residents in their quiet enjoyment of their respective Premises.
4. Water must not be allowed to overflow or waste by leaving faucets open. Windows must not be left open in cold weather or during periods of precipitation to allow water to get into property. RESIDENT WILL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED DUE TO SUCH CONDUCT.
5. Resident is responsible for any damage to the screens, storm doors, and windows on the Premises, and shall be responsible for repairing or replacing those items if they are damaged by Resident or Resident's guests.
6. If the Premises contains a water softener, Resident is responsible for checking and filling the water softener's salt tank as needed. Resident shall be responsible for any damage to the water softener or any other part of the Premises caused by Resident's failure to properly check and fill the water softener's salt tank.
7. If the Premises contains its own furnace, Resident is responsible for checking and replacing the furnace filter as needed. Resident shall be responsible for any damage to the furnace or any other part of the Premises caused by Resident's failure to properly check and replace the furnace filter once per month.
8. If the Premises contains its own air conditioner, Resident is responsible for cleaning the air conditioner's coils as needed. Resident shall be responsible for any damage to the air conditioner or any other part of the Premises caused by Resident's failure to properly clean the air conditioner's coils.
9. No signage, signs, posters, or other displays shall be placed in any window, door, exterior, balcony, patio and/or garage unless permitted by prevailing law.
10. Do not hang anything on your balcony / outdoor patio or in front of your apartment. Balconies / outdoor patios cannot be used for storage purposes. Do not place carpeting or rugs on balconies / outdoor patios. Items on your balcony / outdoor patio must be limited to well maintained outdoor balcony / outdoor patio furniture. No signs or advertising notices of any kind are to be attached to the outside of the building, your apartments front door, or be visible from the exterior of the building.
11. There will be no sheets, blankets or any type of coverings over the window. If blinds are not already provided, you may purchase white window blinds. You may purchase your own drapes provided they have a white backing.
12. Propane and charcoal grills are prohibited on balconies or patios above the ground level of the Premises. Grills on ground level must be at least 15 feet from any structure. Hot ashes and spontaneous ignition sources, smoldering coals, greasy or oily materials shall not be deposited in combustible receptacles or within 10 feet of other combustible materials, including walls and partitions or within 2 feet of openings to buildings.
13. All Residents are expected to use reasonable care in the use of the Premises and operation and maintenance of appliances and equipment. RESIDENT WILL BE HELD LIABLE FOR ALL DAMAGE TO THE APPLIANCES AND EQUIPMENT FURNISHED, AND TO THE PREMISES AND BUILDINGS AND GROUNDS OF WHICH THEY ARE A PART, INCLUDING DAMAGES CAUSED BY THEIR GUESTS with exception of damage resulting from Management's direct negligence or reasonable wear and tear.
14. Management shall retain duplicate keys to all doors of the Premises, and Management shall have access to the Premises. Resident is not permitted to change locks or add locks to doors of Premises.



15. Resident promises:

- (a) not to damage or misuse the Premises or waste utilities provided by Management or to allow his/her guests to do so;
- (b) not to install any new phone lines, wires, or cables without written permission of Management, and to pay for all costs associated with the return to a single line service upon move out;
- (c) not to install a satellite dish without written permission of Management, and to pay for all costs associated with returning Premises to the condition it was in before satellite dish was installed;
- (d) to keep the Premises clean;
- (e) to cooperate with Management's efforts at pest control. This may include, among other things, Resident's emptying and cleaning cabinets, drawers, and closets, and moving furniture away from walls and allowing exterminators to enter and treat the Premises;
- (f) to refrain from littering and/or loitering in the house entrances, and exterior areas;
- (g) to refrain from conducting any automobile repairs or maintenance on or about the Premises. Residents agree that all vehicles stored on the Premises will be in good working condition with current license plates and tabs. Management has the right to tow any vehicles in violation of this at Resident's expense;
- (h) to refrain from using open flame candles on or near the Premises;
- (i) to enclose all garbage in paper or plastic bags before disposal, and to keep the Premises free of visible garbage.

16. Resident must arrange and pay for maintenance, replacement and fixing of telephone wiring within the Premises starting from the point from which the wiring leaves the Common Areas and enters the walls of the Premises.

**Additions/Amendments to Lease Terms:**

N/A

DocuSigned by:  
  
 2C86EBB8C2534C4...

7/9/2020

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Management-as agent for Guardian Property Management

Date

Initial: 



700 Kansas Lane  
LA4-6633  
Monroe, LA 71203

Thank you for your payment of \$1,239.35 on 02/01/2021.

Statement date 02/01/2021

**Payment due** 03/01/2021  
**Amount due** \$1,239.35

✓ Your payment of \$1,239.35 is automatically scheduled to be paid on 03/01/2021.

A late fee of \$49.57 may apply if payment received after 03/16/2021.

18034 MSD 8 03221 C -  
KUE LEE  
GOALEE XIONG  
1525 DIETER ST  
SAINT PAUL MN 55106

### Mortgage information

Account number [REDACTED]  
Property address 1525 Dieter St  
Saint Paul, MN 55106  
Original principal balance \$154,403.00  
Unpaid principal balance<sup>1</sup> \$122,195.26  
Maturity date 11/2040  
Interest rate 4.37500%  
Escrow balance \$2,972.82

### Past payments breakdown

	Paid since last statement	Paid year-to-date
Principal	\$324.22	\$647.27
Interest	\$446.69	\$894.55
Escrow	\$468.44	\$936.88
<b>Total</b>	<b>\$1,239.35</b>	<b>\$2,478.70</b>

### Explanation of amount due

Principal	\$325.41
Interest	\$445.50
Escrow	\$468.44
<b>Total payment due on 03/01/2021</b>	<b>\$1,239.35</b>

### Chase MyHome<sup>SM</sup>



Your personalized mortgage dashboard - an in-depth view of your mortgage, your home and your neighborhood.  
Explore at [www.chase.com/MyHomeNow](http://www.chase.com/MyHomeNow)

### Access your account on the go



Download the Chase Mobile<sup>®</sup> app.<sup>1</sup> Visit [www.chase.com/Mobile](http://www.chase.com/Mobile) to find out more.

<sup>1</sup>Chase Mobile<sup>®</sup> app is available for select mobile devices. Enroll in Chase Online<sup>™</sup> and download the Chase Mobile<sup>®</sup> app. There is no charge from Chase, but message and data rates may apply.

### Ways to pay

- Convenient and free ways to make your payment:
- Change automatic payments at [www.chase.com](http://www.chase.com) or back of statement coupon.
  - Make your payment at [www.chase.com](http://www.chase.com)
  - Pay by phone with our dedicated number at 1-833-PAY-CHASE (1-833-729-2427).
  - Mail your payment with the coupon below.

### Resources

- [www.chase.com/MyMortgage](http://www.chase.com/MyMortgage)
- Call customer service 1-800-848-9136 (24/7 automated line)  
Monday - Friday 8 a.m. - 8 p.m. (ET)  
Saturday 9 a.m. - 6 p.m. (ET)
- Si tiene alguna pregunta o necesita ayuda para traducirla, comuníquese con nosotros llamando al 1-855-280-4198 o visita [www.chase.com/Statement](http://www.chase.com/Statement)

Mail your additional payment with the coupon below



Check box and fill out the reverse side if you would like to make changes to your automatic payment

KUE LEE, GOALEE XIONG  
Account number [REDACTED]  
Automatic payment on 03/01/2021 \$1,239.35

\*Your final automatic payment may be less than your payment amount.

CHASE  
PO BOX 78420  
PHOENIX AZ 85062-8420

To make additional principal, escrow, or fee payments, sign in to [www.chase.com](http://www.chase.com) or detach coupon and mail with your check.

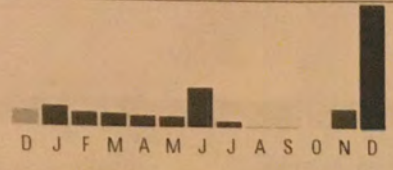
Late charges (\$0.00)	\$				
Fees due (\$0.00)	\$				
Additional principal	\$				
Additional escrow	\$				
<b>Total amount enclosed</b>	<b>\$</b>				





SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
KUE LEE 1525 DIETER ST SAINT PAUL, MN 55106-1415	[REDACTED]	01/12/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	[REDACTED]	12/14/2020	\$528.10

**YOUR MONTHLY ELECTRICITY USAGE**



DAILY AVERAGES	Last Year	This Year
Temperature	27° F	32° F
Electricity kWh	14.7	117.5
Electricity Cost	\$2.07	\$15.85

**YOUR MONTHLY NATURAL GAS USAGE**



DAILY AVERAGES	Last Year	This Year
Temperature	27° F	32° F
Gas Therms	6.2	0.0
Gas Cost	\$4.05	\$0.27

**SUMMARY OF CURRENT CHARGES** (detailed charges begin on page 2)

Electricity Service	11/10/20 - 12/13/20	3878 kWh	\$522.92
Natural Gas Service	11/10/20 - 12/13/20	0 therms	\$9.00
Non-Recurring Charges / Credits			-\$3.82 CR
<b>Current Charges</b>			<b>\$528.10</b>

**ACCOUNT BALANCE** (Balance de su cuenta)

Previous Balance	As of 11/10	\$221.74
Payment Received	Auto Pay 12/11	-\$115.99 CR
	Auto Pay 12/09	-\$105.75 CR
Balance Forward		\$0.00
Current Charges		\$528.10
<b>Amount Due</b> (Cantidad a pagar)		<b>\$528.10</b>

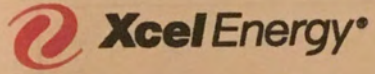
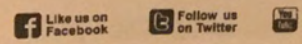
**INFORMATION ABOUT YOUR BILL**

Thank you for your payment.

**QUESTIONS ABOUT YOUR BILL?**

See our website: [xcelenergy.com](http://xcelenergy.com)  
 Email us at: [Customerservice@xcelenergy.com](mailto:Customerservice@xcelenergy.com)  
 Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.  
 Please Call: 1-800-895-4999  
 Hearing Impaired: 1-800-895-4949  
 Español: 1-800-687-8778  
 Or write us at: XCEL ENERGY  
 PO BOX 8  
 EAU CLAIRE WI 54702-0008

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
[REDACTED]	01/12/2021	\$528.10	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

JANUARY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

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KUE LEE  
 1711 BEEBE RD APT 4  
 MAPLEWOOD MN 55109-4827

XCEL ENERGY  
 P.O. BOX 9477  
 MPLS MN 55484-9477

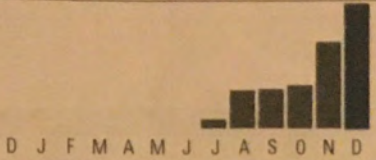




NORTHERN STATES POWER COMPANY

SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
KUE LEE 1711 BEEBE RD APT 4 MAPLEWOOD, MN 55109-4827	[REDACTED]	01/14/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	[REDACTED]	12/16/2020	\$151.07

**YOUR MONTHLY ELECTRICITY USAGE**



DAILY AVERAGES	Last Year	This Year
Temperature	27° F	31° F
Electricity kWh	0.0	44.9
Electricity Cost	\$0.00	\$4.58

**SUMMARY OF CURRENT CHARGES** (detailed charges begin on page 2)

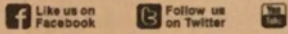
Electricity Service	11/12/20 - 12/15/20	1482 kWh	\$151.07
<b>Current Charges</b>			<b>\$151.07</b>

**ACCOUNT BALANCE** (Balance de su cuenta)

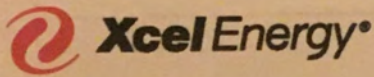
Previous Balance	As of 11/12	\$528.10
No Payments Received		\$0.00
<b>Balance Forward</b>		<b>\$528.10</b>
Current Charges		\$151.07
Pending Withdrawal	01/12	-\$528.10 CR
<b>Amount Due</b> (Cantidad a pagar)		<b>\$151.07</b>

**QUESTIONS ABOUT YOUR BILL?**

See our website: [xcelenergy.com](http://xcelenergy.com)  
 Email us at: [Customerservice@xcelenergy.com](mailto:Customerservice@xcelenergy.com)  
 Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.  
 Please Call: 1-800-895-4999  
 Hearing Impaired: 1-800-895-4949  
 Español: 1-800-687-8778  
 Or write us at: XCEL ENERGY  
 PO BOX 8  
 EAU CLAIRE WI 54702-0008



RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS

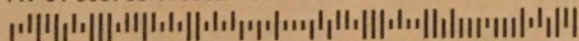


ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
[REDACTED]	01/14/2021	\$151.07	Automated Bank Payment

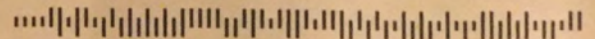
Your bill is paid through an automated bank payment plan.

JANUARY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

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KUE LEE  
 1711 BEEBE RD APT 4  
 MAPLEWOOD MN 55109-4827



XCEL ENERGY  
 P.O. BOX 9477  
 MPLS MN 55484-9477

# New Shelters & Services available

The City of Saint Paul and Ramsey County have opened new overnight shelters and are expanding daytime options.

- Harriet Island Pavilion and the Duluth and Case Recreational Center are now open nightly for emergency overnight shelter. You may sign up through the Higher Ground lottery system.
- Saint Paul Opportunity Center at Higher Ground is now open until 10 p.m. daily for anyone waiting to get into a shelter that evening.
- Listening House opens a new drop-in center at Freedom House, 296 West 7<sup>th</sup> St. in mid-December.

You may find help by contacting these providers directly:



Union Gospel Mission  
77 East 9th Street  
Saint Paul, MN  
55101  
(651) 228-1800

Catholic Charities-Higher Ground  
435 Dorothy Day  
Place Saint Paul, MN  
55102  
(651) 647-2330

## Harriet Island Pavilion and Duluth and Case Rec Center

Open 8 p.m.-8 a.m., 7 days a week. Emergency overnight shelters by referral through Higher Ground/Catholic Charities lottery system. Sign up between 9:30 a.m. – 3:00 p.m.

Duluth and Case Recreation Center is at 1020 Duluth St

## Outside-In

*Provides assistance to unsheltered individuals in and around downtown St. Paul to access housing, benefits, identification and other services.*

- [outside-in@peopleincorporated.org](mailto:outside-in@peopleincorporated.org) **and** (651) 228-3912

## Ramsey County Housing Assistance

*Housing assistance varies depending upon your situation:*

- Families with children—call (651) 291-0211
- Adults (age 25 and older)—call Catholic Charities at (651) 647-2350
- Youth (24 years and younger, not with your family)—call SafeZone at (651) 224-9644
- Ramsey County Adult Mental Health Crisis Line- (651) 266-7900
- Veterans—call Ramsey County Veterans Services (651) 266-2545

## Healthcare for the Homeless

*Chemical Dependency Services including treatment referrals*  
(651) 793-2219

Cold weather is quickly approaching. Many people have been burning wood or using propane. The increasing number of fires has led to serious injuries.

Outreach workers from People Incorporated and RADIAS Health are regularly in the area. We strongly encourage you to connect with their workers to find housing and other services.

## City of Saint Paul

The City of Saint Paul may be able to assist in coordinating resources for your specific needs. To connect with these services email:

[homelesshelp@ci.stpaul.mn.us](mailto:homelesshelp@ci.stpaul.mn.us)