



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

RECEIVED

JUN 26 2023

We need the following to process your appeal:

- \$25 filing fee (non-refundable (payable to the City of Saint Paul
- Copy of the Department of Safety & Inspections Determination Letter
- Attachments you may wish to include
- This appeal form completed
- Walk-In     Email     US Mail

### HEARING DATE & TIME

(provided by Rent Stabilization Appeals Staff)

THURSDAY: July 27

TIME: 10 am

### LOCATION OF HEARING:

Room 330 Saint Paul City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

### Address Being Appealed:

549 Dayton Ave  
Number & Street & Unit Number (if applicable)

SP. MN  
City & State

55102  
Zip Code

### Appellant:

Erica Romaw  
Appellant Name

eromaw@yahoo.com  
Email

(202) 553-5418  
Preferred Phone Number

\_\_\_\_\_  
Alternate Phone Number

[Signature] 26 June  
Signature & Today's Date 2023

Is Appellant: Property Owner/ Manager OR Tenant ?

### Property Owner (if other than appellant):

Christine Carrogee  
Property Owner Name

Christine@carrogee.com  
Email

610-955-7334  
Preferred Phone Number

\_\_\_\_\_  
Alternate Phone Number

### What Is Being Appealed and Why? Attachments Are Acceptable

She wants to raise it - appealing the 3-8% self certification.

## ***Overview***

Rent Stabilization Appeal Hearings provide the forum for reviewing appeals of **Department of Safety & Inspections** (DSI) determinations on applications for an exception to the City's 3% rent increase cap. The hearing offers landlords, tenants, and other interested parties the opportunity to appeal and testify about the determination on these applications. The hearings are conducted by the Hearing Officer who makes a recommendation to the City Council. The Hearing Officer may recommend that the City Council reverse, approve, or approve in part, DSI's determination. Appellants not satisfied with the recommendation of the Hearing Officer also have the opportunity to be heard before the City Council if they wish to appeal further.

## ***Filing an Appeal for Rent Stabilization Determination***

Appeals ***must be filed no later than 45 days after the date of the determination*** of the Department of Safety & Inspection (DSI) on the application for an exception to the City's 3% rent increase cap.

Filing an appeal ***in person***: fill out the appeal form in our office at the City Hall/Courthouse 15 Kellogg Blvd. West, Room 310 Monday through Friday between 8 a.m. and 4:30 p.m.

To file an appeal ***via email***: download an appeal form below and email to **rentappeals@ci.stpaul.mn.us**, along with a copy of the order, and any evidence you would like the hearing officer to consider. You will need to mail the \$25.00 filing fee separately (Check should be made to: City of Saint Paul.) to:

Rent Stabilization Appeals  
310 City Hall 15 Kellogg Blvd. West  
Saint Paul, MN 55102

To file an appeal ***U.S. Mail***: download an appeal form below OR contact our office and we will mail a form. Complete it and send it to the above address with the filing fee.

## ***Scheduling Your Appeal Hearing***

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted. Hearings are scheduled during the **mornings of the 2nd and 4th Thursdays of the month**.

## ***What to Expect at the Hearing***

For each appeal, City Staff will give a report and appellants will be given time to present information, testimony, or other documents. The Hearing Officer will consider these items to develop a recommendation for Council. The hearings are informal, but it is still expected that cell phones be turned off and both City staff and appellants will address one another respectfully. Please email **rentappeals@ci.stpaul.mn.us** or call 651-266-8568 with questions about the application or appeal process.

**If you need an interpreter for your hearing, please call 651-266-8568 to arrange.**



**SAINT PAUL**  
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS  
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
Tel: 651-266-8953 | Fax: 651-266-9124

*rcvd 24 May*

5/19/2023

Resident  
549 Dayton Ave  
Unit 1  
St. Paul, MN 55102

REQUEST FOR EXCEPTION TO 3% CAP  
NOTICE OF DEPARTMENT DETERMINATION THROUGH SELF-CERTIFICATION

RE: 549 Dayton Ave

Dear Resident:

On 5/6/2023 your landlord applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City.

However, this is not a Final Determination and rent cannot be increased in the next 45 days.

You have the right to appeal this determination to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, phone: 651-266-8568 and must be filed within 45 days of notice

If there is no appeal within the next 45 days, the determination will be considered final, and your landlord may proceed with the rent increase between 3% and 8% as approved by the Department.

A full translation of the notice is available upon request from the City.

If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Sincerely,

Rent Stabilization Workgroup  
[Rent-Stabilization@ci.stpaul.mn.us](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553

*Appeal Appl. - See email from L. Ferkinhoff 24 May*

SC 01/2023 - ENG



Residential Lease Agreement

**THIS LEASE (the "Lease") dated this 17th day of June, 2022**

**BETWEEN:**

JMC Properties LLC

(the "Landlord")

OF THE FIRST PART

- AND -

Erika A Ronnow

(the "Tenant")

OF THE SECOND PART

**IN CONSIDERATION OF** the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations provided in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Lease agree as follows:

**Leased Property**

1. The Landlord agrees to rent to the Tenant the apartment and garage, municipally described as 549 Dayton Ave Unit #1, Saint Paul MN 55102 (the "Property"), for use as residential premises only. Neither the Property nor any part of the Property will be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a private single-family residence.
2. Subject to the provisions of this Lease, apart from the Tenant no other persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
4. The following pets or animals may be kept in or about the Property:
  - a. One dog or one cat.

5. The Tenant agrees and acknowledges that the Property has been designated as a smoke-free living environment. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

### **Term**

6. The term of the Lease commences at 12:00 noon on June 1, 2022 and ends at 12:00 noon on May 30, 2023.
7. This lease will be retroactively effective for the period from June 1, 2022 through the signing date. The difference between the rent rate associated with the Month-Month roll-over agreement and the negotiated rent in this agreement will be applied to the tenant's rental ledger.

### **Rent**

8. Subject to the provisions of this Lease, the rent for the Property is \$1,850.00 per month (the "Rent").
9. Rent includes the first floor two-bedroom apartment as well as the exclusive use of the garage.
10. The Tenant will pay the Rent on or before the 1st day of each and every month of the term of this Lease to the Starmax Property Management on the Appfolio portal or to Landlord at @Christine\_Carragee on Venmo.
11. The Tenant will be charged an additional amount of 8% of Rent, One-hundred forty-eight dollars (\$148) per infraction, for any late Rent.

### **Security Deposit**

12. On execution of a prior Lease, the Tenant paid the Landlord a security deposit of \$1,700.00 (the "Security Deposit").
13. The Landlord will hold the Security Deposit at an interest bearing account solely devoted to security deposits at Wings Financial CU located at 1804 7th Street West, Suite 100 St. Paul, MN 55116.
14. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by the applicable legislation of the State of Minnesota (the "Act").
15. During the term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following:

- a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;
- b. repainting required to repair the results of any other improper use or excessive damage by the Tenant;
- c. unplugging toilets, sinks and drains;
- d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
- e. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;
- f. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;
- g. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Property or building;
- h. repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls;
- i. any other purpose allowed under this Lease or the Act.

For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Landlord.

16. The Tenant may not use the Security Deposit as payment for the Rent.

**Pet Deposit**

17. On execution of this a prior Lease Tenant has paid of \$500.00 (the "Pet Deposit") will is held by the Landlord and can be refunded at the end of the tenancy.

**Quiet Enjoyment**

18. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Property for the agreed term.

**Inspections**

19. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections, or to paint, or to show the Property to prospective tenants or purchasers in compliance with the Act.

### **Tenant Improvements**

20. The Tenant will obtain written permission from the Landlord before doing any of the following:
- a. applying adhesive materials, or inserting nails or hooks in walls or ceilings, other than two small picture hooks per wall;
  - b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
  - c. removing or adding walls, or performing any structural alterations;
  - d. installing a waterbed(s);
  - e. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;
  - f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or
  - g. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

### **Utilities and Other Charges**

21. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Property: natural gas, garbage, water and recycling.
22. The Tenant is responsible for the payment of the following utilities and other charges in relation to the Property: electricity & internet.

### **Insurance**

23. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is encouraged to obtain its own renter's insurance to cover any loss to the Tenant's personal property.

### **Abandonment**



24. If at any time during the term of this Lease, the Tenant abandons the Property or any part of the Property, the Landlord may, at its option, enter the Property by any means without being liable for any prosecution for such entering, and without becoming liable to the Tenant for damages or for any payment of any kind whatever, and may, at the Landlord's discretion, as agent for the Tenant, rent the Property, or any part of the Property, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such renting, and, at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by the Landlord by means of the renting. If the Landlord's right of re-entry is exercised following abandonment of the Property by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Property to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord will deem proper and is relieved of all liability for doing so.

#### Attorney Fees

25. In the event that any action is filed in relation to this Lease, the unsuccessful party in the action will pay to the successful party, in addition to all the sums that either party may be called on to pay a reasonable sum for the successful party's attorney fees.

#### Governing Law

26. It is the intention of the parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Minnesota, without regard to the jurisdiction in which any action or special proceeding may be instituted.

#### Severability

27. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
28. In the event that any of the provisions of this Lease will be held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Lease and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

#### Amendment of Lease

29. Any amendment or modification of this Lease or additional obligation assumed by either party in connection with this Lease will only be binding if evidenced in writing signed by each party or an authorized representative of each party.

### Additional Clauses

30. After Lease end date, the lease changes to month-month, at a rate of \$2050/month unless otherwise renewed and negotiated. Two full month notice required to move out at end of lease or lease transitions to Month-Month with a Two full month notice period.
31. Rent payable on Appfolio to Starmax Property Management or by personal check to Christine Carragee  
  
2265 Harvard St, Palo Alto, CA 94306  
or by Venmo to @Christine-Carragee.
32. If the tenant chooses to break the lease prior to the end date, a one time \$2000 fee will be assessed at the time a lease Amendment is signed by both parties. The lease Amendment option will be available only to tenants in good standing who have enabled showings so that the landlord or property manager has found a new tenant willing to assume the remaining lease period of the tenant in this agreement.

### Damage to Property

33. If the Property, or any part of the Property, will be partially damaged by fire or other casualty not due to the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor, the Property will be promptly repaired by the Landlord and there will be an abatement of Rent corresponding with the time during which, and the extent to which, the Property may have been untenable. However, if the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

### Maintenance

34. The Tenant will, at its sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal of this Lease.
35. Major maintenance and repair of the Property involving anticipated or actual costs in excess of \$100.00 per incident not due to the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor, will be the responsibility of the Landlord or the Landlord's assigns.
36. Where the Property has its own sidewalk, entrance, driveway or parking space which is for the exclusive use of the Tenant and its guests, the Tenant will keep the sidewalk, entrance, driveway or parking space clean, tidy and free of objectionable material including dirt, and debris.

37. Snow and ice will be removed by the landlord or hired service when reasonably necessary. If the Tenant is responsible for ensuring that snow removal is performed sufficiently to stay in compliance with city safety standards and must notify the property manager if the hired service is non-compliant with snow removal requirements.
38. Grass will be cut and the garden will be maintained by the landlord or a hired service provider on a bi-weekly basis during the spring and summer.

#### Care and Use of Property

39. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
40. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
41. The Tenant will keep the Property reasonably clean.
42. The Tenant will dispose of its trash in a timely, tidy, proper and sanitary manner.
43. The Tenant will not engage in any illegal trade or activity on or about the Property.
44. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.
45. The Tenant agrees that no signs will be placed or painting done on or about the Property by the Tenant or at the Tenant's direction without the prior, express, and written consent of the Landlord. Notwithstanding the above provision, the Tenant may place election signs on the Property during the appropriate time periods.
46. If the Tenant is absent from the Property and the Property is unoccupied for a period of four consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.
47. The hallways, passages and stairs of the building in which the Property is situated will be used for no purpose other than going to and from the Property and the Tenant will not in any way encumber those areas with boxes, furniture or other material or place or leave rubbish in those areas and other areas used in common with any other tenant.
48. Footwear which are soiled or wet should be removed at the entrance to the building in which the Property is located and taken into the Tenant's Property.

49. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

#### **Carbon Monoxide Alarm**

50. Prior to the Tenant taking possession of the Property, the Landlord will ensure that any carbon monoxide alarm in place is operational. Upon possession, the Landlord will provide the Tenant with working batteries, for all carbon monoxide alarms. The Landlord will be responsible for the repair and replacement of any missing or nonfunctional carbon monoxide alarm upon written request of the Tenant.
51. The Tenant will keep, test, and maintain in good repair all the carbon monoxide alarms in the Property. The Tenant must provide the Landlord or the Landlord's agent with a written notice if any carbon monoxide alarm needs its batteries replaced or if the alarm is stolen, removed, missing, or not operational. Further, the Tenant must notify the Landlord, or its agent, in writing of any deficiency in any carbon monoxide alarm that the Tenant is unable to fix.
52. No person may remove any batteries from, or in any way render inoperable, a carbon monoxide alarm except as part of the process to inspect, maintain, repair or replace the alarm or batteries in the alarm.

#### **Prohibited Activities and Materials**

53. The Tenant will not keep or have on the property any article or thing of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.
54. The Tenant will not perform any activity on the Property or have on the property any article or thing that the Landlord's insurance company considers increases any insured risk such that the insurance company denies coverage or increases the insurance premium.
55. The Tenant is prohibited from:
- a. the storage of expensive articles on the Property if it creates an increased security risk; and
  - b. the growing of, or storage of, medical marijuana on the Property.
56. The Tenant will not perform any activity on the Property that the Landlord feels significantly increases the use of electricity, heat, water, sewer or other utilities on the Property.

#### **Rules and Regulations**

57. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

### Address for Notice

58. For any matter relating to this tenancy, the Tenant may be contacted at the Property. After this tenancy has been terminated, the Tenant may be contacted at the Property or at such other address as the Tenant may advise. At all times, the Tenant may also be contacted or served at or through the phone number or email below:

- a. Phone: (202)-553-5418.
- b. Email: etenlow@yahoo.com.

59. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

- a. Name: JMC Properties LLC.

The contact information for the Landlord is:

- b. Phone: (610) 955-7334.
- c. Email address: christine@carragee.com.

### General Provisions

- 60. All monetary amounts stated or referred to in this Lease are based in the United States dollar.
- 61. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
- 62. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
- 63. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
- 64. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- 65. Locks may not be added or changed without the prior written agreement of both the Landlord and the Tenant, or unless the changes are made in compliance with the Act.

66. The Tenant will be charged an additional amount of \$25.00 for each N.S.F. check or checks returned by the Tenant's financial institution.
67. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
68. This Lease and the Tenant's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
69. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
70. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party except to the extent incorporated in this Lease.
71. The Tenant will indemnify and save the Landlord, and the owner of the Property where different from the Landlord, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Landlord will or may become liable or suffer by reason of any breach, violation or non-performance by the Tenant or by any person for whom the Tenant is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the Tenant or other person for whom the Tenant is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.
72. The Tenant agrees that the Landlord will not be liable or responsible in any way for any personal injury or death that may be suffered or sustained by the Tenant or by any person for whom the Tenant is responsible who may be on the Property of the Landlord or for any loss of or damage or injury to any property, including cars and contents thereof belonging to the Tenant or to any other person for whom the Tenant is responsible.
73. The Tenant is responsible for any person or persons who are upon or occupying the Property or any other part of the Landlord's premises at the request of the Tenant, either express or implied, whether for the purposes of visiting the Tenant, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing, the Tenant is responsible for all members of the Tenant's family, guests, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.
74. During the last 45 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.

75. Time is of the essence in this Lease. Every calendar day except Saturday, Sunday or U.S. national holidays will be deemed a business day and all relevant time periods in this Lease will be calculated in business days. Performance will be due the next business day, if any deadline falls on a Saturday, Sunday or a national holiday. A business day ends at five p.m. local time in the time zone in which the Property is situated.

**IN WITNESS WHEREOF** The parties have duly affixed their signatures on this 17th day of June, 2022.

Tenant: Erika Ronnow

Landlord: JMC Properties LLC

Christine Cerragee

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the 17th day of June, 2022.

Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_

 6/17/22

**Lead-Based Paint Disclosure**

Property : 549 Dayton Ave, Saint Paul MN 55102  
Landlord: JMC Properties LLC  
Tenant: Erika Ronnow

**Landlord's Disclosure**

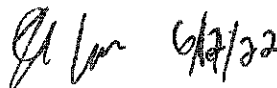
The Landlord CERTIFIES THAT:

1. The Landlord has NO knowledge of any lead-based paint and/or lead-based paint hazards in or about the Property.
2. The Landlord has NO records or reports relating to lead-based paint and/or lead-based paint hazards in or about the Property.

Landlord: JMC Properties LLC

Date: 17th day of June, 2022

Christine Carragee



**Tenant's Disclosure**

The Tenant ACKNOWLEDGES receipt of:

- i. the information contained in the above Landlord's Disclosure including the above-mentioned reports and records; and
- ii. the pamphlet *Protect Your Family from Lead in Your Home* (EPA-747-K-99-001) or an equivalent pamphlet that has been approved for use in the state by the Environmental Protection Agency.

Erika Ronnow

Date: 17th day of June, 2022

Tenant: \_\_\_\_\_

The pamphlet *Protect Your Family from Lead in Your Home* can be ordered in hard copy or can be printed from the website <http://www2.epa.gov/lead-protect-your-family-lead-your-home>.



**Asbestos Disclosure**

Property: 549 Dayton Ave, Saint Paul MN 55102  
Landlord: JMC Properties LLC  
Tenant: Erika Ronnow

**Landlord's Disclosure**

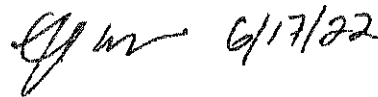
The Landlord CERTIFIES THAT:

1. The Landlord has investigated and there is no asbestos in or about the Property.
2. The Landlord has NO records or reports with respect to asbestos in or about the Property.

Landlord: JMC Properties LLC

Date: 17th day of June, 2022

Christine Carragee



**Tenant's Disclosure**

The Tenant ACKNOWLEDGES receipt of the information contained in the above Landlord's Disclosure including any reports and records.

Erika Ronnow

Date: 17th day of June, 2022

Tenant: \_\_\_\_\_

