



# Minnesota Residential Lease Agreement

## Property

Rental Property Address: 950 Arkwright Street  
Unit: 2 City/State/Zip Saint Paul MN 55130

## Tenant Information

Tenants/Cosigners (18 & older):	Email:	Phone:
<u>Jason C Overs</u>	<u>oversjason@yahoo.com</u>	<u>(213) 442-0539</u>
<u>Feng Z Overs</u>	<u>melodyzovers@gmail.com</u>	<u>(213) 442-0540</u>
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Minor Occupants: Robert Overs; Joseph Overs  
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## Landlord Information

Owner of Premises: Corey and Anne Edmunds  
Landlord and Authorized Manager of Premises to accept service and give receipts (Required by Minn. Stat. §504B.181):  
Housing Hub, LLC  
351 Kellogg Blvd East, St Paul, MN 55101  
651-488-2437

## Responsibilities

	Landlord	Tenant	Provider	Landlord	*RUBS
Heat:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Gas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Snow Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(refer to <i>Lawn &amp; Snow Clearing Addendum</i> )		
Lawn Care:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(refer to <i>Lawn &amp; Snow Clearing Addendum</i> )		

\*RUBS relates to Ratio Utility Billing System (refer to *Ratio Utility Billing System (RUBS) Addendum*). All RUBS charges will be added to the tenant's ledger, due with rent and paid to Landlord in addition to any other Utilities checked above as Paid to Landlord.

## Terms of Lease

Start Date: 03/08/2023  
End Date: 08/31/2024  
(By 12:00PM Noon)

Pro-Rated Start / End Date:  
03/08/2023 / 03/31/2023

Pro-Rated Amount / Due Date: 04/01/2023  
\$1611.87 / ~~03/31/2023~~

## Deposit Information

Security Deposit: \$ 2,025.00

Pets Allowed?  Y  N

Nonrefundable Pet Fee: \$ 0.00

Refundable Pet Deposit: \$ 0.00

## Rent and Fees

Monthly Rent: \$ 2,200.00

Utilities: \$ 45.00 trash

Pet Rent: \$ 0.00

Other Rent: \$ 0.00

Rent Credit: (\$ 175.00)

Monthly Admin Fee: \$ 12.00

Total Monthly: \$ ~~2,025.00~~ 2082.00

\*\*Late Fee: 8% of Overdue Rent Payment\*\*

## Appliances

Washer/Dryer:  Y  N

Range:  Y  N

Refrigerator:  Y  N

Dishwasher:  Y  N

Microwave:  Y  N

A/C:  Y  N

Water Softener:  Y  N

mjo

CE

JCO

FZO

# MN Residential Lease Agreement (continued)

## LEASE TERMS

1. **Rent Payment:** Tenant(s) will pay Landlord the full monthly rent before 11:59PM on the 1<sup>st</sup> day of each month while this Lease is in effect and at any time during an extension or renewal of this Lease. All payments made to the office must be in the form of money order, cashier's check or through the Online Portal. No personal checks or cash will be accepted. Checking account transfers, credit cards, and debit cards may be used for online payments only via the Tenant Portal only. Rental payment data may be reported to credit agencies. All payments, except subsidy payments, are applied to the oldest charge(s) first.
2. **Pro-Rated Rent:** A full first month's rent and other move-in charges are due on or before move-in day regardless of Lease Start Date. Tenant(s) agrees that if move-in date is on or before the 24<sup>th</sup> of the month, a full month's rent is due on or before move-in date AND the pro-rated amount is due on the 1<sup>st</sup> of the next month. If the move-in date is on or after the 25<sup>th</sup>, both the pro-rated amount AND 1<sup>st</sup> month's rent are due on or before move-in day.
3. **Responsibility for Rent / Joint and Several Liability:** Each Tenant(s) is responsible for all money due to Landlord under this Lease, not just a proportionate share.
4. **Duty to Pay Rent After Eviction:** If Tenant(s) is evicted because Tenant(s) violated a term of this Lease, Tenant(s) must still pay the full monthly rent until: 1) the unit is re-rented; 2) the Lease end date; or 3) if the tenancy is month-to-month, the Tenant(s) is responsible until the next valid notice period ends. If the premises is re-rented for less than the rent due under this Lease, Tenant(s) will be responsible for the difference until the DATE THIS LEASE ENDS or if the Lease is month-to-month, until the end of the valid notice period.
5. **Late Rent and Returned Check Fee:** Tenant(s) will pay the late rent fee of 8% of the overdue rent payment if Tenant(s) does not pay the full monthly rent by 12:00AM (midnight) on the 2<sup>nd</sup> day of the month. Rent is paid when Landlord RECEIVES it, not when mailed or sent by Tenant(s). Tenant(s) must pay a fee of \$30.00 for each returned check, incomplete or rejected electronic funds transfer.
6. **Security Deposit (per MN Statute 504B.178):** Within twenty-one (21) days after the tenancy ends and Tenant gives Landlord a forwarding address, Landlord shall return the full security deposit with interest or send a letter explaining what was withheld and why. Landlord may use the security deposit:
  - a. To cover Tenant's failure to pay rent or other money due to Landlord; or
  - b. To return the premises to its condition at the start of the tenancy, except for ordinary wear and tear.
 For additional information, please refer to the *Security Deposit Addendum* for more details.
7. **Monthly Administrative Fee:** Tenant(s) agrees to the monthly administrative fee as listed on page 1 of this Lease, for costs related to Lease Renewal services, the use of our proprietary systems unique to Housing Hub, tenant portal access, and 24-hour call center via AppFolio.
8. **Renting Sight-Unseen Disclaimer:** In the event this property is leased sight-unseen, the unit will be presented in reasonable repair pursuant to 504B.161. Tenant agrees to take the unit as-is and report any concerns within 24 hours of move-in. Please refer to the *Renting Sight-Unseen Addendum*.
9. **Occupancy and Use:** Any persons or guests, 18 years of age and older that will be residing in the unit for longer than three (3) consecutive days is considered a Tenant(s), must submit an application to become a Tenant, and if approved, must be listed on the Lease. Only the persons listed above as Tenant(s) may live on the premises. Minors and guests not listed as Tenant(s) may reside in the unit only with prior written consent of the Landlord. Tenant(s) may use the premises and utilities for normal residential purposes only.
10. **Appliances:** Tenant(s) agrees to clean, use as intended, not remove or replace any appliances in the unit (may include but not limited to refrigerator, stove/oven, washer/dryer, dishwasher, microwave, furnace, air conditioner and water softener) and accepts responsibility for the cost of any repair due to Tenant(s) misuse, neglect or abuse. If window A/C is present, Tenant(s) agrees to be responsible for the installation and removal of the window A/C.
11. **Subletting:** Tenant(s) may not rent the premises to other persons (sublet), assign this Lease or sell this Lease without prior written consent of the Landlord.
12. **Satellite Dishes:** Satellite dishes are prohibited from all properties, including yard posts/cinder blocks and building attachment. An unauthorized satellite dish on the property constitutes a lease violation and the Tenant(s) shall be responsible for the associated removal costs, including a \$250.00 fine, plus labor, and

## MN Residential Lease Agreement (continued)

materials. Charges will be added to the Tenant's account to be paid immediately.

- 13. Waterbeds:** Tenant(s) may not have or store a waterbed or other water-filled furniture within the premises without prior written consent of the Landlord.
- 14. Pets:** Tenant(s) may not keep animals or pets of any kind in, on or around the premises without the prior written consent of Landlord. Visiting animals or pets are prohibited. No venomous, poisonous, stinging or aggressive animals, insects, rodents, or reptiles are allowed at any time. Water filled aquariums over 25 gallons are also prohibited. For additional information, please refer to the *Pet Addendum*.
- 15. Tenant Promises:**
- a. To maintain the unit in a clean, safe, and sanitary manner. This includes garbage removal and recycling by disposing all waste/recycle in the receptacles provided by the Landlord. The Tenant(s) is responsible for cost of any fees from citations issued for non-compliance, if the property is not maintained as required;
  - b. Not to smoke inside the premises, in common areas, or within 25 feet of the building;
  - c. Not to damage or misuse the premises or allow his/her guests to do so. Refer to Section 34;
  - d. Not to paint or wallpaper the premises or make any structural changes in the premises without prior written consent of Landlord; and to replace all batteries in smoke detectors/doorbells, filters in air conditioners/forced air furnaces, light bulbs and any water filters. If accessible to Tenant(s), Tenant(s) also promises to replace any blown screw in fuses and/or reset any tripped breaker;
  - e. To give written notice to the Landlord of any necessary repairs to be made and restrict all communication with the Authorized Manager of Premises only;
  - f. Not to act in a loud, boisterous, unruly, thoughtless manner or disturb the rights to peace and quiet of the other Tenant(s) or allow his/her guests to do so. Quiet time hours are enforced DAILY from 10:00PM to 7:00AM;
  - g. No excessive traffic in or out of the property, no loitering in hallways or entrances of the building(s) or allowing his/her guests to do so;
  - h. To use the premises only as a private residence and not in any way that is illegal or dangerous or which would cause a cancellation, restriction or increase in premium to Landlord's or Owner's insurance;
  - i. Not to use, store on or near the premises any flammable or explosive substances, or hazardous or illegal items;
  - j. Not to interfere in the Landlord's or Owner's right to do business or in the operation of the building. Refer to Section 30;
  - k. To keep and maintain all agreed utilities current and in the Tenant's name throughout the terms of the Lease;
  - l. Not to remove or alter any walls, fixtures or furnishings provided by Landlord or Owner. Furthermore, no nails, screws or anchors may be used or placed in any surface. Tenant(s) agrees to return all walls to move-in condition, otherwise a patch and painting charge may apply;
  - m. Tenant(s) agrees to cooperate and not interfere with Landlord's efforts of pest control. This may include, among other things, emptying/cleaning cabinets, drawers, and closets, pulling furniture away from walls, and allowing an exterminator to enter and treat the unit. Any issues with pests caused by the Tenant(s) due to the condition of the unit or failure to cooperate with remedy may be charged to the Tenant(s);
  - n. To notify Landlord immediately of any conditions in the premises that are dangerous to human health or safety to which may damage the unit or waste utilities provided by Landlord;
  - o. Not to waste any utilities provided by Landlord. In the event the owner pays for water and if Tenant(s) fails to report running toilet, dripping faucets or other water leaks, etc. Tenant(s) will be charged with excessive water usage. If the Owner provides heat and the heat goes out for any reason, the Tenants shall be responsible for notifying the landlord immediately so that remedial actions can be taken, and repairs made. The Tenant(s) will not be provided electricity reimbursement to run space heaters or air blowers;
  - p. To not run a business headquartered at premises. No business or political signs to be placed in yard, windows, etc; AND
  - q. At the end of the tenancy, Tenant(s) agrees to submit a 60-Day Notice to Vacate for a 12-month lease term or a 90-Day Notice to Vacate if on a month-to-month or expired lease. The Notice to Vacate form must be signed by all tenants and obtained from Housing Hub per the *Notice to Vacate Addendum*. Tenant(s) also agrees upon vacating the premises, the unit will be in the same or better condition than upon move-in except for ordinary wear and tear. Tenant(s) agrees to hire a professional carpet cleaning company for all areas with carpet within the unit, and to provide a receipt from the professional carpet cleaner with the service date and unit address. If carpet cleaning does not restore the carpet to move-in condition less normal wear and tear, the carpets will be cleaned again and cost to do so will be deducted from the security deposit. The

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move-out will be completed and keys returned to Landlord no later than 12:00PM Noon on the last day of the month. For additional information, see attached *Notice to Vacate Addendum*.

**16. Landlord Promises (per Minn. Stat. 504B.161):**

- a. That the premises and all common areas are fit for residential use;
- b. To keep the premises in reasonable repair and make necessary repairs within a reasonable time after written notice by Tenant(s), except when damage is caused by intentional or negligent conduct of the Tenant(s) or his/her guests, then it is the Tenant's financial responsibility to remedy;
- c. To maintain the premises in compliance with the applicable health and safety codes, except when a violation of the health and safety codes has been caused by the intentional misuse or negligent conduct of the Tenant(s) or his/her guests, then it is the Tenant's responsibility. A fee or charge may be applied if issue is deemed to be Tenant's or his/her guest's negligence; AND
- d. To keep the common areas safe, clean, and in good condition.

**17. Storage Units:** Some multi-unit buildings have additional storage units available for rent. Storage units are provided on a first come, first serve basis and only upon the Tenant's request. Storage units are \$ 0.00 /month and are due on the 1<sup>st</sup> of each month for Storage Unit # ---. Once the Owner gives approval and documentation is obtained and filed, the Tenant(s) MUST lock or secure any belongings in a designated area that is prominently identified. The Tenant(s) agrees not to store on or near the premises any flammable or explosive substances, and no hazardous or illegal items. The Owner is not responsible for any lost or damaged personal property. Renters insurance is highly recommended and for some properties, it may be required. Refer to Section 33.

**18. Storing Personal Belongings in Common Areas:** Storage of personal belongings outside of Tenant(s) leased premises to include, but not limited to, decorations, rugs, shoes, etc. is strictly prohibited. The Owner is not responsible for any lost or damaged personal property. Renters insurance is highly recommended and for some properties, it may be required. Refer to Section 33.

**19. Destroyed or Unlivable Premises:** If the premises is destroyed or damaged to the point it is unfit to live in due to any cause, Landlord/Owner may cancel this Lease immediately and may choose to rebuild or restore the premises. If the destruction or damage was not Tenant's fault and Landlord cancels this Lease, rent will be prorated, and the balance will be refunded to Tenant(s).

**20. Failure to Give Possession and Move-In Condition:** If the Landlord cannot provide the premises to Tenant(s) at the start of the Lease term, Tenant(s) cannot sue Landlord for any resulting damages or loss, but Tenant(s) will not be required to start paying rent until he/she gets possession of the premises. For additional information about move-in condition, please refer to the *As-Is Addendum*.

**21. Lease Changes:** Any roommate or household changes must be reported immediately to the Landlord. A Lease Re-draft is required if a Tenant(s) needs to add/remove a roommate or add/remove a pet on this Lease Agreement prior to the Lease end date. Requirements and expectations of any Lease Changes are as follows:

- a. Fees: Tenant(s) must pay a Lease Redrafting Fee in the form of certified funds (cashier's check, money order, etc). Although there is no due date for when the fee is to be paid, the Lease Redrafting process will not begin until the Lease Redrafting Fee is paid in full. The fee is:
  - i. Roommate Changes - \$200.00 if the Redrafted Lease is completed within sixty (60) days or less of the Lease end date.
  - ii. Roommate Changes - \$499.00 if the Redrafted Lease is completed more than sixty (60) days before the Lease end date.
  - iii. Pet Changes - \$200.00 for a Redrafted Lease.
- b. Requirements for Roommate Changes:
  - i. Whether adding or removing roommates or a minor Tenant(s) turning 18 years old, all Tenant(s) must sign a Roommate Change Amendment.
  - ii. Adding a roommate or a minor Tenant(s) turning 18 years old requires the new Tenant(s) to complete a rental application, pay the required application fee, provide income verification documents, and complete a rental history/criminal background check. The Landlord will notify the new roommate if they are approved or denied for move in.
  - iii. Removing a roommate requires the remaining Tenant(s) to provide three (3) months of current and consecutive proof of income. The Landlord will notify the current roommate whether they're approved or denied based on their updated income.



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- c. Requirements for Pet Changes:
- Adding a pet requires the Tenant(s) to provide the Landlord with the pet type, breed, name, age, weight and current vet records detailing up-to-date vaccinations and current city required licensing.
  - The following fees are also required upfront in order to add a pet: Nonrefundable Pet Fee, refundable pet deposit and pet rent. Two (2) pets max per unit.
  - For removing a pet, the Tenant(s) must let the Landlord know of the removed pet and provide proof of the removed pet. The Landlord will update their system and the Tenant(s) file accordingly.
- d. Timeline: Allow the Landlord one to two (1-2) weeks to approve any roommate or pet changes.
- e. Once the process is completed, a new Lease Agreement must be signed by all Tenant(s) in the unit with a new lease start and end date. JCO FZO (initial)

- 22. Lease Termination Prior to Lease End Date:** Please contact the Housing Hub office for options, any associated fees, and other restrictions. Subletting is prohibited. Refer to Section 11 and Section 21.
- 23. Lease Skip and Personal Property Abandonment:** If the Tenant(s) moves out of the premises before the Lease end date without giving proper notice to vacate (see Section 24-26), the Tenant(s) is responsible for all rent and any other costs and/or damages. Abandoned personal property of a Tenant(s) are belongings that are left inside or outside of a rented property after a Tenant(s) has moved out. Abandoned property will be disposed of by the Landlord however they choose after twenty-eight (28) days, or sooner with written permission from the Tenant(s). The Landlord will document and photograph all personal property left on the premises. The Tenant(s) is responsible for any and all on-site or off-site storage fees and disposal fees of their personal belongings pursuant to Minn. Stat. 504B.271 and 504B.365.
- 24. Termination of Lease with Specified Ending Date (Notice to Vacate):** If Tenant(s) wishes to move out of the premises on the date this Lease ends, the Notice to Vacate period is a minimum of Sixty (60) days or two full calendar months. Tenant(s) must give Landlord the written Notice to Vacate using Housing Hub's **Notice to Vacate form ONLY**, by the last day of the month, and will only be accepted with a month's end move-out date. If Tenant(s) fails to give proper notice, Landlord will provide an "Invalid Move Out Notice", extend the Lease for one Notice Period and raise the rent if Tenant(s) stay past the initial Lease end date on page 1. If Tenant(s) and Landlord have not renewed this Lease or signed a new Lease, this Lease shall be extended under its original terms except the duration shall be changed to month-to-month, the Notice to Vacate period is Ninety (90) days or a three full months, the rent will increase increase, and ANNUALLY a Month-to-Month Lease Term fee of \$299 plus any applicable rent charge increase will be charge. If Tenant(s) stays past 12:00AM (midnight) on the 2<sup>nd</sup>, they will be charged a full month's rent. For additional information, please refer to the *Notice to Vacate Addendum*.  
JCO FZO (initial)
- 25. Termination of Month-to-Month Tenancy:** A Ninety (90) Day Notice to Vacate is required using Housing Hub's "Notice to Vacate" form by the last day of the month at least three months in advance of move out date, even if the Lease has expired and/or is converted to a month-to-month tenancy. The Notice to Vacate form must be received by Housing Hub by the last day of the month, three full calendar months prior to the move out date, and will only be accepted with a month's end move-out date. As long as the lease duration is month-to-month, the Tenant(s) will be charged annually a Month-to-Month Lease Term fee of \$299 and rent may increase.
- 26. Active Military Personnel Lease Termination Consideration:** The [Servicemembers Civil Relief Act \(SCRA\)](#) helps protect active service members who are relocated due to deployment or permanent change of station (PCS). The protection begins on the date of entering duty and ends between 30-90 days after the date of discharge. If Tenant enlists, is drafted, or commissioned and on active duty in the Armed Forces of the United States and needs to break the lease, in accordance with the SCRA, a tenant must 1.) prove the lease was signed before entering active duty, 2.) prove they will remain on active duty for at least the next 90 days, and 3.) deliver a written **30-Day Notice to Vacate** the landlord accompanied by a copy of the orders to deploy / PCS or a letter from their commanding officer stating their pending deployment. Once the notice is delivered, received and confirmed, the 30-Day period will begin after the beginning on the following 1<sup>st</sup>.
- 27. Eviction:** If the Tenant(s) violates any terms of this Lease, an eviction action may be brought immediately without prior notice to the Tenant(s). If the Tenant(s) violates a term of this Lease but the Landlord does not sue or evict the Tenant(s), the Landlord does not waive the right to evict, and the Landlord may still sue or evict the Tenant(s) for any violation of any term of this Lease. Under state law, a lawful seizure from any premises of any

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illegal object or substance, including drugs, constitutes unlawful possession of the premises by the Tenant(s) and is grounds for automatic eviction. For additional information, see attached *Crime-Free/Drug-free Housing Addendum*.

- 28. **Eviction After Partial Payment of Rent:** It is expressly agreed to by the Landlord and the Tenant(s) that pursuant to Minn. Stat. §504B.291, acceptance by the Landlord of less than the full amount of rent due from the Tenant(s) does not waive the Landlord’s right to recover possession of the rental premises for non-payment by the Tenant(s) of the balance of rent owed to the Landlord.
- 29. **Attorney’s Fees Provision:** If any legal authority (including but not limited to a statute, rule, ordinance, or judicial precedent) specifies an action, circumstances, or an extent to which a tenant, directly, or indirectly, may recover attorney fees in an action between the landlord and tenant, the landlord is entitled to attorney fees if the landlord prevails in the same type of action, under the same circumstances, and to the same extent as specified in the legal authority for the tenant.
- 30. **Landlord’s Right to Enter:** The Landlord and its Agents may enter the premises for any reasonable business purpose, including but not limited to, showings to new prospective Tenant(s) or Buyers of the property, and inspections (Landlord, maintenance, pest control, insurance, mortgage, city, county, state and otherwise). Furthermore, The Landlord may need to turn off equipment or utilities as needed to avoid property damage or to perform work. The Landlord may enter the premises in an emergency without notice. In this instance, the Landlord will disclose the date, time, and purpose of the emergency entry in writing. The written notice will be left in a conspicuous place in the premises. The Landlord must first make a good faith effort to give the Tenant(s) reasonable notice of the intent to enter. Refer to Section 39. c.
- 31. **Landlord’s Legal Rights and Remedies:** The Landlord may use its legal rights and remedies in any combination by using one or more of these rights or remedies, the Landlord does not give up any other rights or remedies it may have. Acceptance of rent does not waive the Landlord’s right to evict the Tenant(s) for any past or existing violation of any term of this Lease. Tenant(s) must always provide current contact information. Refer to Section 41.
- 32. **Lease May Be Subject to Mortgage:** The premises may be mortgaged or may be subject to contract for deed. The Tenant(s) agrees that the rights of the holder of any present or future mortgage or contract for deed are superior to the Tenant’s rights.
- 33. **Damage or Injury to Tenant(s) Property:** The Landlord is not responsible for any damage or injury that is done to the Tenant(s), their personal property, guests, or their guests’ property. Some examples include, but are not limited to, water leaks, fire/flood damage, spoiled food, and weather/mother nature. The Landlord recommends that the Tenant(s) obtain renter’s insurance to protect against personal property damage.

**Renter’s Insurance Required:**  Yes:     No:

Renters Insurance	Tenant Initials	Company:	Policy #:	Exp Date:
<input checked="" type="checkbox"/> Y <input type="checkbox"/> *N	JCO	Progressive	966208031	81423
<input checked="" type="checkbox"/> Y <input type="checkbox"/> *N	FZO			
<input type="checkbox"/> Y <input type="checkbox"/> *N				
<input type="checkbox"/> Y <input type="checkbox"/> *N				
<input type="checkbox"/> Y <input type="checkbox"/> *N				
<input type="checkbox"/> Y <input type="checkbox"/> *N				

\*Tenant acknowledges that by selecting “N” to carrying renter’s insurance they are aware of the personal liabilities and consequences and opts-out of carrying renter’s insurance.

- 34. **Acts of Tenant(s) or Third Parties:** The Landlord is not responsible for the actions or for any damages, injury or harm caused by third parties (such as other Tenant(s), guests, intruders, or trespassers) who are not under the Landlord’s control.

The Tenant(s) shall reimburse the Landlord for:

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- a. Any loss, damage to the premises, or cost of repair or service (including plumbing problems, running toilets, leaks, open windows, etc.) caused by the negligence or improper use by Tenant(s), his/her agents, family or guests, including items required to be reported by the City or Municipal standards, caused by the Tenant's negligence or misuse;
  - b. Any loss or damage caused by doors or windows being left open, appliances unplugged, or thermostats lowered to unsafe conditions;
  - c. All costs incurred by the Landlord due to abandonment of the premises, unattended leaks or toilet running, or other violations of this Lease including, but not limited to unpaid Tenant responsible utilities; AND
- 35. Non-Waiver:** Any debt or charge owed by the Tenant(s) to Landlord is due upon receipt by the Tenant(s). The Landlord does not give up its right to any money owed by the Tenant(s) because of the Landlord's failure or delay in asking for any payment. The Landlord may make demand for any money owed by the Tenant(s) before or after the Tenant(s) moves out of the premises.
- 36. Maintaining Smoke & Carbon Monoxide Detectors:** Smoke detectors and CO2 detectors are installed at the property and must be kept operational at all times. Tenant(s) are responsible to ensure that all the smoke and CO detectors within Tenant's unit are not disabled, removed, tampered with, or otherwise altered in any way to prevent their proper functioning at any time during the tenancy. Tenant(s) is responsible for the cost of purchase and installation of any batteries necessary to ensure the proper continued operation of detector devices in the premises, which replacement must be completed as soon as a device start to "chirp" or otherwise indicate that a battery requires replacement. If detectors become inoperable for any other reason, Tenants must notify Landlord immediately so Maintenance can come and inspect for continued safe living conditions for the unit and the entire property. If Tenant(s) or any guest disables, removes (including removal or altering of batteries), tampers with, damages, or destroys any smoke/CO2 detector device, Tenant(s) shall incur a maintenance fee of a minimum of \$55 and it will be due immediately. Additionally, Tenant(s) are responsible for notifying Management immediately if any detector in any common area of the property (common hallway, entry, basement, etc.) is not in working order.
- 37. Severability:** In the event a provision or a portion of any provision of this Lease shall be held to be unenforceable, null and void, or a violation of public policy, such provision(s) shall be severed from this Lease, and the remainder of this Lease shall continue in full force and effect.
- 38. Breach of Lease [Re-Entry Clause]:** If Tenant materially breaches this lease, Landlord may do these things.
- a. Demand in writing that Tenant immediately give up possession of the Premises. If Tenant does not give up possession, Landlord may bring an eviction action (unlawful detainer action).
  - b. Demand in writing that Tenant give up possession of the Premises to Landlord at a certain date in the future. If Tenant does not give up possession on that date, Landlord may bring an eviction action (unlawful detainer action). Landlord may accept rent for the period up to the date possession is to be transferred without giving up Landlord's right to evict.
  - c. Bring an eviction action immediately (unlawful detainer action).
- 39. Miscellaneous:**
- a. False or Misleading Rental Application: If the Landlord determines that any verbal or written statements made by the Tenant(s) in the rental process are not true and complete in any way, the Tenant(s) shall be considered in violation of this Lease Agreement and may be evicted;
  - b. Building Rules and Attachments Are Part of Lease/No Verbal Agreements: Any addenda to this Lease are a part of this Lease. If a term of any addenda conflicts with any term of this Lease, the addenda term will be controlling. The Landlord's building rules are a part of this Lease, and the Landlord may make reasonable changes in these rules at any time giving the Tenant(s) written notice. No verbal agreements have been made. This Lease and any applicable addendums are the entire Agreement between the Tenant(s) and the Landlord;
  - c. Notices: All Tenants agree that notices and demands delivered by the Landlord or its representatives to the premises are proper notice to all Tenants.
- 40. Consent to Communications:** By signing this Agreement, you are giving written permission to allow the Landlord to communicate with you using phone, email, text, fax, and instant messaging for contact necessary regarding the fulfillment of this Agreement and for purpose deemed appropriate by the Landlord.
- 41. Privacy Statement:** We value privacy, and in doing so, Housing Hub will never sell or distribute your personal information. Any changes to your personal information shall be reported immediately to the main

# MN Residential Lease Agreement (continued)

office, 651-488-2437. If Tenant(s) fail to keep records updated with their current contact information, Housing Hub is not responsible for missed urgent notifications, rent/building issues, parking/towing/snow removal issues, etc.


42. Other: Anne Edmunds is a licensed Real Estate Agent in the state of Minnesota.

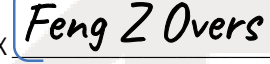
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 FZO mjo JCO

Owner: X  Corey and Anne Edmunds Print Corey and Anne Edmunds Date: 03/09/2023

Housing Hub LLC (Authorized Manager):  
X  Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

Tenant: X  Jason C Overs Print Jason C Overs Date: 03/08/2023

X  Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

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X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_





# Tenant Information Addendum

Property Address: 950 Arkwright Street Unit 2, Saint Paul MN 55130

Lease Start Date: 03/08/2023

Tenant Name (including Minors):	Birthdate:	Email:	Mobile:
<u>Jason C Overs</u>	<u>021375</u>	<u>Oversjason@yahoo.com</u>	<u>21344205</u>
<u>Feng Z Overs</u>	<u>051078</u>	<u>melodyzovers@gmail.com</u>	<u>21344205</u>

Minors Name:	Birthdate:	Name:	Birthdate:
<u>Robert Overs</u>	<u>011216</u>	<u>Joseph Overs</u>	<u>060719</u>

**Emergency Contacts:**

Name	Phone:	Relationship:
<u>Feng Z Overs</u>	<u>2134420540</u>	<u>Wife</u>
<u>Jason C Overs</u>	<u>2134420539</u>	<u>Husband</u>

I acknowledge that the information I provide is accurate and may be used for communications between Tenant, Management and its Agents. I give Housing Hub permission to use phone calls, text messages, email, and any other form of electronic communication to enforce the Lease. Any changes to my personal information will be reported immediately to the main office, 651-488-2437. If I fail to keep my records updated with my current contact information, Housing Hub is not responsible for missed urgent notifications, rent/building issues, parking/towing/snow removal issues, etc. We value privacy, and in doing so, Housing Hub will never sell or give away personal information.

**Tenant(s):**

<input checked="" type="checkbox"/>	<u>Jason C Overs</u>	Print <u>Jason C Overs</u>	Date: <u>03/08/2023</u>
<input checked="" type="checkbox"/>	<u>Feng Z Overs</u>	Print <u>Feng Z Overs</u>	Date: <u>03/08/2023</u>
<input type="checkbox"/>		Print	Date:
<input type="checkbox"/>		Print	Date:
<input type="checkbox"/>		Print	Date:
<input type="checkbox"/>		Print	Date:

Tenant(s) acknowledge receipt of this addendum by signature of this document.



# Security Deposit Waiver & Dispute Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

**Property Address:** 950 Arkwright Street **Unit** 2, Saint Paul **MN** 55130

**Lease Start Date:** 03/08/2023

I, the Tenant, understand that:

- Housing Hub LLC is only the Landlord and does not own this property and does not determine the final items to be charged or withheld from my Security Deposit. The Owner of this property has sole discretion in the matters relating to the return of the Security Deposit.
- I, the Tenant, agree to hold harmless and not file any lawsuit naming Housing Hub LLC in regards to these matters. In addition, Tenant agrees to reimburse Housing Hub LLC for all court costs and attorney's fees Landlord incurs in any suit related to a Security Deposit dispute, unpaid rent, or any other debt or charge to Tenant.
- If I have any questions or concerns regarding my Security Deposit at the end of my tenancy, I agree to contact the Owner directly or allow to have Hosing Hub contact the Owner on Tenant's behalf and do not hold Housing Hub LLC responsible or liable for the Owner's decision.
- The Move-In and Move-Out inspections, if completed, are to determine the current condition of the unit ONLY. The details of these inspections are forwarded to the Owner of the property with pictures and video (if any) for them to make the final decisions regarding any amounts to be charged or withheld from the Security Deposit.
- Tenants may request information on how to contact the Owner of this property at the time they receive the Security Deposit disposition letter, which in accordance with MN State Law will be postmarked to the forwarding address (if given) within twenty-one (21) days of ending tenancy.
- In the event that Housing Hub LLC is engaged to only find a Tenant for the Owner of the property and not manage the property on a monthly basis, Housing Hub LLC will transfer the receipt of any Security Deposit received from Tenant(s) to the Owner to hold for the duration of the tenancy as soon as is possible after the agreed move-in date.

**Housing Hub LLC (Authorized Agent):**

X Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

**Tenant(s)**

X Jason C Overs Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) acknowledge receipt of this addendum by signature of this document.



# Lawn and Snow Clearing Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

Property Address: 950 Arkwright Street Unit 2, Saint Paul MN 55130

ALL Tenant(s) are responsible in keeping the outside grounds, including where the trash and recycle bins are stored, free from trash, debris, litter, cigarette butts, etc. and are required to dispose of property in the appropriate containers. All personal property needs to be stored inside your unit or appropriate secured storage area except for items made to be used outside.

The Tenant(s) acknowledges that they are also responsible for:

Tenant(s):  Lawn Care  \*Snow Clearing/Ice Removal  \*Snow Clearing/Salt/Sand (under 1" accumulation)  
Owner:  Lawn Care  Snow Clearing/Ice Removal

***\*All snow and ice must be removed down to the pavement per city ordinance.***

For the above responsible services, the Tenant(s) will receive a monthly rental concession in the amount of \$ 175.00.

If Tenant(s) are responsible for lawn care, Tenant(s) are required

- To maintain all grounds, including the mowing and weeding.
- Keep lawn and other areas free of leaves and lawn clippings.
- To dispose of all yard waste in an appropriate manner.

If Tenant(s) is/are responsible for snow clearing, Tenant(s) are required to

- Remove snow and salt if needed within 24 hours after snowfall or frozen rain/ice stops.
- Keep walkways, driveways, and steps free from snow and ice.

If the Tenant(s) fails to provide proper and timely lawn care or snow & ice removal, or if Management receives notice from the city that the Tenant(s) has failed to provide proper lawn care or snow/ice removal:

- For the 1<sup>st</sup> and 2<sup>nd</sup> occurrence: With no required prior notice, Housing Hub will arrange for an appropriate vendor to be dispatched and address the lawn or snow issue and Tenant(s) will be charged \$150.00.
- For the 3<sup>rd</sup> occurrence in a 12-month period: With no required prior notice, Housing Hub will arrange for an appropriate vendor to be dispatched and address the lawn or snow issue. The Tenant(s) will be charged \$150.00 AND moving forward, the Owner reserves the right to remove the monthly rent concession and the Tenant(s) rent may increase immediately, and the monthly rental concession above will be removed, and rent will increase by above amount.

Tenant(s) shall hold Housing Hub and the Owner harmless from any injury or death as a result of these responsibilities.

Housing Hub LLC (Authorized Manager):

X Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

Tenant(s) Jason C Overs

X Jason C Overs Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

*Tenant(s) acknowledge receipt of this addendum by signature of this document.*





# Pet Addendum (continued)

- 11. Tenant understands that if the animal harms another person or animal for any reason the animal will need to be removed from the premises immediately and the Tenant may face eviction.
- 12. Tenant understands and agrees that Management maintains the right to inspect the premises and its contents without consent if there is suspicion of neglect or damage to the property or its fixtures and common areas. If Owner suspects neglect at any time, the local animal control will be contacted.
- 13. Presence of a pet may not interfere with maintenance or routine pest extermination of the property. Tenant is responsible for removing or protecting the pet when these procedures are requested or scheduled by management.
- 14. Tenant understands and agrees that the following fines may be issued without notification if any terms of this Agreement are violated and will be added to the Tenants monthly rental invoice. Fines per violation will be enforced and are subject to change without notice.

JCO	FZO	Pet that is not on a leash or in a carrier \$50.00.
JCO	FZO	Failure to clean up pet waste \$100.00.
JCO	FZO	Cost of extermination of pests due to the pet being in the unit.
JCO	FZO	Cost to clean the apartment due to the pet will be billed per hour.

- 15. Tenant agrees to pay the total cost of extermination if the unit becomes infested with pests due to Tenant not properly cleaning up after their pet(s).
- 16. Tenant has read, understands and agrees to abide by all applicable house policies pertaining to pets.
- 17. If the Tenants found to have ANY unauthorized pets on the premises or if they knowingly falsify the breed, size or number of pets indicated in this agreement, they may face EVICTION proceedings and one-time or reoccurring penalties and fines to be determined by Owner equaling up to one month's rent.

**Housing Hub LLC (Authorized Agent):**

X Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

**Tenant(s):**

X Jason C Overs Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) acknowledge receipt of this addendum by signature of this document.



# Parking and Vehicle Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

Property Address: 950 Arkwright Street Unit 2, Saint Paul MN 55130

Garage #: N/A Parking Space / Permit # None

Any parking provided to the Tenant(s), is offered strictly as self-park and at the vehicle owner's own risk. No bailment or bailee custody is intended. Landlord is not responsible for nor assumes any liability for damages to Tenant's vehicle or personal property contained within.

The Tenant(s) agree to keep a maximum of: 0 vehicle(s) on the premises. All vehicles must be operable, no flat tires, no dripping oil or other fluids, and currently registered and licensed. Tenant(s) agree to park their vehicle in designated areas only. Tenant(s) agree to advise their guest(s) about parking and to take responsibility for where their guest(s) park. All visitors to the unit will only park in the designated parking areas per Management. The Tenant(s) understand that repairs are strictly prohibited and will not be permitted on the premises.

Parking on the lawn of the premises or in other non-designated areas constitutes a breach of Lease. This includes parking in handicapped spaces without proper or expired permits, in front of doorways, sidewalks, or any other locations that are not deemed appropriate or approved by Management.

The Tenant(s) also acknowledge that Management will provide notice of snow removal via text or email ONLY. The Tenant(s) agree to comply with the request, or their vehicle will be towed at the Tenant's expense. It is the Tenant's responsibility to provide the office with current contact information AT ALL TIMES.

The Tenant(s) also understand that any violation of this Agreement will result in the breach of Lease or the vehicle being towed at the Tenant's expense.

Year: 2016 Make: Toyota Model: Sienna Color: Black License Plate: 4OVERS4

Year: 2016 Make: Toyota Model: Sienna Color: Black License Plate: 4OVERS4

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_

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Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_

### Housing Hub LLC (Authorized Manager):

X Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

Tenant(s): X Jason C Overs Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) acknowledge receipt of this addendum by signature of this document.



# Key Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

Property Address: 950 Arkwright Street Unit 2, Saint Paul MN 55130

Tenant(s) acknowledges the receipt of the following at Move-In:

2 Entry 2 Unit 0 Mailbox 0 Garage Remote(s) 0 Fobs 0 Other

Tenant(s) also acknowledges that the same number of keys will be returned at the expiration of the rental agreement, or a minimum of \$100.00 re-key charge will be assessed.

Tenant(s) agree that they will not change the locks on any door or mailbox. If the Tenant(s) need the locks changed during the term of the lease the Tenant(s) will be charged per lock for the cost of labor and materials.

Tenant(s) also understands and agrees that they will not lend, distribute, or copy any keys without the consent of management in the event of a lost unit door key, we will re-key the lock and Tenant(s) will be provided one key per Tenant Leaseholder with a charged to the Tenant(s).

Any charge related to key and lock replacement will be a minimum of a \$100 charge, final charges will be based on labor and material costs. Contact the office for charges related to replacement of a mailbox, main door, or your unit.

**Tenant(s) also acknowledges that lock outs are not considered a "maintenance emergency". If the Tenant(s) locks themselves out of a building or unit, regardless of circumstances, it is the TENANT's RESPONSIBILITY to contact a locksmith and will be responsible for any cost incurred to regain entry. If Housing Hub maintenance opens the door during business hours, Tenant(s) will also incur a charge.**

**Housing Hub LLC (Authorized Manager):**

X Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

Tenant(s) X Jason C Overs Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) acknowledge receipt of this addendum by signature of this document.



# Notice to Vacate Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

**Property Address:** 950 Arkwright Street **Unit** 2, Saint Paul **MN** 55130

The only accepted notice to vacate is the Housing Hub approved Notice to Vacate Form, no other form of notice will be honored. Tenant(s) agrees to request a Move Out Notice (NTV) Form from Housing Hub to inform the Landlord of intentions to move out when the lease expires (FROM MONTH END). Failure to comply may result in increase in rent and forfeiture of Security Deposit.

### Move Out Instructions:

1. Tenant notifies Housing Hub of their intentions to vacate by submitting a **Notice to Vacate** (NTV) form which can be obtained from [www.HousingHubMN.com](http://www.HousingHubMN.com) or if requested, sent directly to Tenant(s). **All leaseholders must sign an NTV to be valid.**
2. Tenant(s) fills out NTV form and returns it to Housing Hub's office by month's end in advance of the lease end date at least 2 full calendar months for a 12-month lease term or 3 full calendar months for month-to-month lease term. (Ex. If lease is a 12-month lease and ends on 6/30, NTV form must be received by 4/30. If received after 4/30, say on 5/1, then Housing Hub will confirm with the tenants the accepted move out date per the terms of the lease), see Invalid Notice to Vacate below. Once a valid NTV is confirmed, Housing Hub will provide the Tenant(s) with a confirmation and detailed move-out instructions of what is expected prior to move-out.

**Invalid Notice to Vacate:** If Tenant(s) fails to give proper notice, Landlord will provide a confirmation of the move out date accept, extend the lease for one Notice Period and raise the rent if Tenant(s) stay past the lease end date.

**Notice of Non-Renewal:** Housing Hub, by the direction of the owner, may send a Notice of Non-Renewal atleast one (1) Notice Period prior to the lease end date, to inform the tenant that the owner does not intend on renewing the current resident's tenancy beyond the last day of the lease.

If both the Tenant(s) and the Owner **DO NOTHING** and the lease expires at the end of the term, the lease will change to a month-to-month lease with the same terms as the original lease except a 90 Notice Period for Notice to Vacant will be required and the rent may increase.

**Housing Hub LLC (Authorized Agent):**

X Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

**Tenant(s):**

X Jason C Overs Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

*Tenant(s) acknowledge receipt of this addendum by signature of this document.*





# Crime-free / Drug-free Housing Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

Property Address: 950 Arkwright Street Unit 2, Saint Paul MN 55130

In consideration of the execution or renewal of a Lease for the above property address identified in the Lease, Owner, Landlord and Tenant(s) agree as follows:

1. Tenant(s), any members of the Tenant's household or guest or other person under the Tenant's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premise. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use 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. (MN Statute 152.092).
2. Tenant(s), any members of the Tenant's household or guest or other person under the Tenant'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. Tenant(s), any members of the Tenant's household **will not permit the dwelling to be used for, or to facilitate illegal activity**, including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household.
4. Tenant(s), any members of the Tenant's household **will not engage in the manufacture, sale, or distribution of illegal drugs at any locations whether on or near the dwelling unit premise or otherwise**.
5. Tenant(s), any members of the Tenant's household or guest or other person under the Tenant's control **shall not engage in acts of violence or threats of violence**, including but not limited to , the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the Rental Agreement that otherwise jeopardizes the health, safety or welfare of the Landlord, its Agents(s) or Tenants.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATREIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this Addendum shall be deemed a serious violation and material non-compliance with the Lease.

*It is understood and agreed that a **single violation** shall be a good cause for termination of the Lease. Unless otherwise provided by Law, **proof of violation shall not require a criminal conviction**, but shall be by the preponderance of the evidence.*

7. In the case of conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the Lease executed or renewed thereafter between Owner, Landlord and Tenant(s).

**Housing Hub LLC (Authorized Manager):**

X Melanie Jean Olson AuthentiSIGN Print Melanie Jean Olson Date: 03/07/2023

Tenant(s) X Jason C Overs AuthentiSIGN Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) acknowledge receipt of this addendum by signature of this document.



# Bed Bug Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

Property Address: 950 Arkwright Street Unit 2, Saint Paul MN 55130

**Addendum Goals:** To maintain the highest quality living environment for Tenant's; maintain a clean unit to help reduce the risk of infestation of bed bugs. The Tenant(s) have an important part in preventing infestations. Even though housekeeping may not always prevent bed bugs but it can help reduce the chances of infestation and help in the identification of occurrences.

**Tenant(s) agree to the following rules to prevent infestation:**

- **Reporting:** Tenant(s) will report any signs of bed bugs immediately and will NOT wait, as infestation can spread to other areas and to other units; will report any maintenance needs immediately as bed bugs can enter through the smallest of cracks, crevices and other openings.
- **Good Housekeeping:** Tenant(s) will configure furniture to help minimize areas where bed bugs like to hide, keeping furniture away from walls can help; will use zippered covers that are impermeable on all mattresses and box springs; will keep unit clean by regularly vacuuming and dusting, especially in bedrooms or sleeping areas. Clutter will be removed immediately, as this can be a breeding ground for infestation. Any new or used furniture that comes into the unit will first be inspected for bed bugs, secondhand furniture will be thoroughly inspected. If returning from traveling, Tenant(s) will always inspect all belongings for bed bugs. If having guests, Tenant(s) will inspect the unit for infestation.
- **Pest Control:** Tenant(s) agrees to comply with and cooperate with pest control services. This can comprise of the following: 1. Vacuuming all floors and closets. 2. Vacuuming all furniture, mattresses, box springs, cushions, drawers, and bedding. 3. Removing all bedding and securing in non-permeable bags to transport to either landfill of laundry. 4. Mattresses must be inspected carefully: if minimal infestation can be cleaned then covered with vinyl covers, it can be used again. Heavy infestation will require disposal in the correct manner. 5. Inspection of all personal property including but not limited to toys, shoes, clothing, bedding, nightstands, dressers, boxes, and stored items. 6. Bag washable and not washable items separately. Used bags must be discarded following local rules for disposal. 7. Clean all machine washable items (bedding, drapes, clothing and other items) in the hottest water available and dry at the highest settings. Discard any items that can't be decontaminated. 8. Make sure to arrange furniture for easy access so the pest control company can get to all areas of the unit, wall, closets etc.

**Tenant(s) agree to reimburse the Landlord for treatment cost if it is determined that any infestation of bed bugs commences in the Tenant's unit.**

Tenant(s) agrees that failure to comply with the terms of this Addendum shall constitute a breach of the Lease Agreement and may subject Tenant(s) to court action, including but not limited to, a lawsuit for evictions. Tenant(s) agrees to reimburse the Landlord for the expenses which arise in any action, claim, loss, damage, and expenses including but not limited to the attorney's fees the Landlord may sustain or incur as a result of the failure of the Tenant(s) or guest of the Tenant(s) to comply with the terms of the Addendum.

**\*\*Tenant(s) warrants that all personal property and furnishings that will be moved into the unit have been inspected and are bed bug free.** JCO FZO (initials)

I have read and agree to the above Terms and Conditions of this Addendum:

**Housing Hub LLC (Authorized Agent):**  
 Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

**Tenant(s):**  
 Jason C Overs Print Jason C Overs Date: 03/08/2023  
 Feng Z Overs Print Feng Z Overs Date: 03/08/2023  
 \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) acknowledge receipt of this addendum by signature of this document.



## Smoke-Free Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

Property Address: 950 Arkwright Street Unit 2, Saint Paul MN 55130.

1. **Purpose and Application of Smoke-Free Policy:** The parties desire to mitigate (i.) the irritation and known adverse health effects of secondhand smoke; (ii.) the increased maintenance, cleaning, and redecorating costs from smoking; (iii.) the increased risk of fire from smoking; and (iv.) the higher costs of fire insurance for a non-smoke-free building. Tenant acknowledges that the smoke-free policy established by this Lease Addendum is applicable for all properties owned or managed by Landlord.
2. **Definitions:**
  - a. "Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. "Smoking" also includes the use of an electronic smoking device in which creates an aerosol or vapor, in any manner or in any form.
  - b. "Electronic Smoking Device" means any product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person in any manner for the purpose of inhaling vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vaping pen, or under any other product name or descriptor.
3. **Smoke-Free Building and Grounds:** Tenant agrees and acknowledges that the premises to be occupied by Tenant and members of Tenant's household shall be designated as a smoke-free living environment. Tenant and members of Tenant's household shall not smoke anywhere in the apartment unit rented by Tenant, including any associated balconies, decks, or patios; in the common areas of the building where the Tenant's dwelling is located, including, but not limited to, community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices, and elevators; or in any of the common areas or adjoining grounds of such building or other parts of the rental community, including entryways, patios, and yards, nor shall Tenant permit any guests or visitors under the control of Tenant to do so. Tenant(s) and guests of Tenant's **must be at least 25 (twenty-five) feet away from the property.** If NO SMOKING signs are missing or taken down, the Tenant shall notify Housing Hub immediately.
4. **Tenant to Promote Smoke-Free Policy and to Alert Landlord of Violations:** Tenant shall inform Tenant's guests of the smoke-free policy. Further, Tenant shall promptly give Landlord a written statement of any incident where tobacco or marijuana smoke, or vapor from an electronic cigarette, is migrating into the Tenant's apartment unit from sources outside the Tenant's unit.
5. **Landlord to Promote Smoke-Free Policy:** Landlord shall post no-smoking signs at entrances and exits, common areas, and hallways, and in conspicuous places on the grounds of the apartment building.
6. **Other Tenants are Third-Party Beneficiaries of Tenant's Agreement:** Tenant agrees that the other Tenants in the building are third-party beneficiaries of Tenant's smoke-free Lease Addendum with Landlord. A Tenant may bring legal action against another Tenant related to this smoke-free Lease Addendum, but a Tenant shall not have the right to evict another Tenant. Any legal action between Tenants related to this smoke-free Lease Addendum shall not create a presumption that the Landlord breached the Lease Addendum.

# Smoke-Free Addendum (continued)

- 7. **Effect of Breach and Right to Terminate Lease:** A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease. A material breach of this Lease Addendum shall be considered a material breach of the Lease and grounds for enforcement actions, including eviction, by the Landlord. Tenant acknowledges that a breach of this Lease Addendum shall also render Tenant liable to Landlord for the costs of repair to Tenant's unit due to damage from smoke odors or residue.
  
- 8. **Disclaimer by Landlord:** Tenant acknowledges that Landlord's adoption of this smoke-free policy and the efforts to designate Tenant's building as smoke-free do not in any way change the standard of care that the Landlord or managing agent would have to a Tenant household to render buildings and premises designated as smoke-free any safer, more habitable, or improved in terms of air quality standards than any other rental premises. Landlord specifically disclaims any implied or express warranties that the building, common areas, or Tenant's premises will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke or vapor. Tenant acknowledges that Landlord's ability to police, monitor, or enforce the provisions of this Lease Addendum is dependent in significant part on voluntary compliance by Tenant and Tenant's guests. Landlord shall take reasonable steps to enforce this smoke-free policy. Landlord is not required to take steps in response to smoking in violation of this agreement unless Landlord knows of the smoking or has been given written notice of the smoking. Tenants with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Landlord does not assume any higher duty of care to enforce this Lease Addendum than any other landlord obligation under the Lease.

Housing Hub LLC (Authorized Agent):

X Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

Tenant(s):

X Jason C Overs Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) acknowledge receipt of this addendum by signature of this document.





# Rental Verification Addendum

This Addendum is a part of the Residential Lease and any Lease Renewals between Tenant(s) and Landlord for

**Property Address:** 950 Arkwright Street **Unit** 2, Saint Paul **MN** 55130.

**Purpose of The Rental Verification Addendum:** For the Landlord to provide rental housing verification to a third-party source. Some common examples of a third-party source would be a landlord/property management company, bank/credit agency, and government or law enforcement entity.

The Tenant agrees to the following requirements in order for the Landlord to provide a rental verification to a third party:

1. A written and signed Tenant Authorization for Release of Information;
2. Proper and approved sixty (60) Days' Notice to Vacate the premises to the Landlord; or
3. If required, a signed Tenant Exchange Agreement and relisting fee paid to the Landlord.

Under no circumstance will the Landlord provide a rental verification if the above requirements are not met.

**Housing Hub LLC (Authorized Agent):**

X Melanie Jean Olson Print Melanie Jean Olson Date: 03/07/2023

**Tenant(s):**

X Jason C Overs Print Jason C Overs Date: 03/08/2023

X Feng Z Overs Print Feng Z Overs Date: 03/08/2023

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Print \_\_\_\_\_ Date: \_\_\_\_\_

*Tenant(s) acknowledge receipt of this addendum by signature of this document.*

## Service Request Application

CO | MI | MN | ND | NM | SD | TX | WI



# Residential Service

## Application for new occupants

Welcome to Xcel Energy. We look forward to serving your energy needs. Please fill out the application below and return it to us immediately for the processing of your information. If applicable, any service fees and/or deposits will invoice on your first statement.

*In order to protect your identity and be compliant with Federal Trade Commission Rules, we will be asking you for your Social Security number, driver's license number or in state-issued ID. This information is used by Xcel Energy generally for identification purposes, such as to verify your identity when setting up an account or to verify your identity when later discussing information with you related to your account.*

Date to start billing at your new address 03/08/2023Owner or property manager name Housing Hub Phone 651-488-2437

### Customer information

#### Primary customer

First name Jason Middle initial C Last name Overs

Social security number \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ or Driver's license or state ID number \_\_\_\_\_

Home phone (213) 442-0539 Cell phone \_\_\_\_\_Email oversjason@yahoo.com

#### Secondary customer

First name Feng Middle initial Z Last name OversSocial security number 648 - 79 - 1227 or Driver's license or state ID number Y5698580Home phone 2134420540 Cell phone 2134420540Email Melodyzovers@gmail.com

### Service information

Previous address 630 Eldridge Ave W City Roseville State Mn ZIP 55113Do we need to end billing at previous address?  Yes  No If yes, what date is this effective? March 12th 2023New service address 950 Arkwright Street Apartment or unit number 2City Saint Paul State MN ZIP 55130

Mailing address if different \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

### Regarding deposits

In Colorado, Texas and New Mexico our customers may be required to pay a deposit. We will hold the deposit until you have made twelve months consecutive on-time payments or if the account is closed. You have the option for us to run a credit check to see if the deposit can be waived. If you would like us to run a credit check you must initial here, sign below and provide your Social Security number in the space provided above. Initials \_\_\_\_\_

### Signatures

Tenant signature Jason C Overs Authentisign Jason C Overs Date 03/08/2023

Owner/property manager signature Melanie Jean Olson Authentisign Melanie Jean Olson Date 03/07/2023

**Please note:** We will require the tenant's signature if they are requesting we run a credit check. We will process requests effective the date we are notified, or up to 45 days in the future. It is the responsibility of the customer to contact Xcel Energy in a timely manner, to begin or end service in their name. This policy helps us process your requests more accurately and efficiently.

Xcel Energy Residential Service: **800.895.4999** | Residential Service Fax: **800.895.2895**

## Third-Party Notification

CO | MI | MN | ND | NM | SD | TX | WI



# Third-Party Notification

## For property managers and owners

**Please enroll the following customer for Xcel Energy's Third-Party Notification.** Third-Party Notification provides notification to another party in the event an account receives a disconnection notice. The Third-Party will receive a copy of the disconnection notice that is sent to the customer of record. A disconnection notice is issued when electricity or natural gas services are in jeopardy of being disconnected.

### Tenant information

**Completing this form authorizes Xcel Energy to mail a copy of any Disconnection Notice to the Third-Party named below.**

Name (Please print) Jason C Overs Phone (213) 442-0539  
 Service address 950 Arkwright Street Apartment or unit number 2  
 City Saint Paul State MN ZIP 55130  
 Email oversjason@yahoo.com  
 Xcel Energy Account Number 51-001438829-2

**I agree and authorize Xcel Energy to mail any disconnect notices to the party listed below.**

This form will only be used for notification of pending disconnections and does not allow the third party any additional access or details of the account holder. This notification will be effective for one year after activation. This notice can be removed from the account by either party by contacting customer service at the phone number below.

Tenant signature Jason C Overs Date 03/08/2023  
 Jason C Overs

### Third-party information

Name Housing Hub Phone 651-488-2437  
 Address 351 East Kellogg Blv City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Third-party signature Melanie Jean Olson Date 03/07/2023  
 Melanie Jean Olson

**This request will not be accepted without the Third-Party's signature.** We will make every effort to send a copy of the disconnection notice to the party specified. We are not responsible if the Third-Party fails to receive or act upon the notice.

\*The Third-Party Notification service does not modify in any way Xcel Energy's liability, if any, for property damage that may result from disconnection of a tenant's utility services.

Xcel Energy Residential Service: **800.895.4999** | Residential Service Fax: **800.895.2895**



**ADDENDUM TO LEASE AGREEMENT:  
DISCLOSURE OF INFORMATION ON  
LEAD-BASED PAINT AND LEAD-BASED  
PAINT HAZARDS**

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2019 Minnesota Association of REALTORS®, Edina, MN

1. Date March 8th, 2023

2. Page \_\_\_\_\_ of \_\_\_\_\_ pages

3. Addendum to Lease Agreement between parties, dated March 8th 2023,

4. pertaining to the lease of the Premises at 950 Arkwright Street 2

5. Saint Paul MN 55130

**6. Lead Warning Statement**

7. *Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards*  
8. *if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting*  
9. *pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in*  
10. *the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

**11. Lessor's Disclosure (Check one.)**

12.  Lessor has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards  
13. in the housing.

14.  Lessor has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided the  
15. Lessee with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based  
16. paint hazards in the housing. (Please explain and list documents below.):

17.  
18.  
19.

**20. Lessee's Acknowledgment**

21. Lessee has received copies of all information listed above, if any.  
22. Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

**23. Real Estate Licensee's Acknowledgment**

24. Real estate licensee has informed Lessor of Lessor's obligations under 42 U.S.C. 4852(d) and is aware of licensee's  
25. responsibility to ensure compliance.

**26. Certification of Accuracy**

27. The following parties have reviewed the information above and certify, to the best of their knowledge, that the information  
28. provided by the signatory is true and accurate.

29. Corey and Anne Edmunds 03/09/2023  
(Lessor) (Date)

Jason C Overs 03/08/2023  
(Lessee) (Date)

30. \_\_\_\_\_ 03/08/2023  
(Lessor) (Date)

Feng Z Overs 03/08/2023  
(Lessee) (Date)

31. Melanie Jean Olson 03/07/2023  
(Real Estate Licensee) (Date)

\_\_\_\_\_  
(Real Estate Licensee) (Date)





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# Protect Your Family From Lead in Your Home

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March 2021

## Are You Planning to Buy or Rent a Home Built Before 1978?

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Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

### Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

### If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

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### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### Women of childbearing age should know that lead is dangerous to a developing fetus.

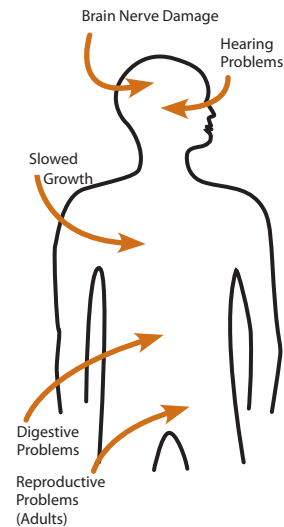
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

## Health Effects of Lead

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain



## Check Your Family for Lead

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**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

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In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

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<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

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**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

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You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

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In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://www.epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

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<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.



## What You Can Do Now to Protect Your Family

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**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

## Reducing Lead Hazards

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

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**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

**Abatement is designed to permanently eliminate lead-based paint hazards.** However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](http://epa.gov/lead), or call 1-800-424-LEAD.

## Renovating, Repairing or Painting a Home with Lead-Based Paint

**If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:**

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

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### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

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13 \* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.



## Other Sources of Lead, continued

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- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon,**" used to treat an upset stomach.

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<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

## For More Information

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### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/safewater](http://epa.gov/safewater) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

## U. S. Environmental Protection Agency (EPA) Regional Offices

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The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 906-6809

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (LL-17J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10 (20-C04)  
Air and Toxics Enforcement Section  
1200 Sixth Avenue, Suite 155  
Seattle, WA 98101  
(206) 553-1200

## Consumer Product Safety Commission (CPSC)

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The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/lead](http://hud.gov/lead)

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U. S. EPA Washington DC 20460  
U. S. CPSC Bethesda MD 20814  
U. S. HUD Washington DC 20410

EPA-747-K-12-001  
March 2021

## **IMPORTANT!**

### **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



# Registering to Vote in Saint Paul

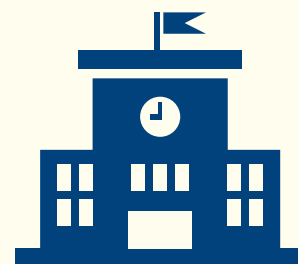
The City of Saint Paul requires your landlord to provide information on registering to vote. The choice to register and vote is yours. If you would like to register from your new address, see the options below.



**Register online.**  
Complete an online application at [mnvotes.org](https://mnvotes.org).



**Register on paper.**  
See applications in many languages at [mnvotes.org](https://mnvotes.org).  
Print and mail to:  
Ramsey County Elections  
PO Box 64098  
Saint Paul, MN 55164



**Register in person.**  
Register at your polling place on Election Day. See information on the documents you will need to bring on the reverse side of this sheet.

## *You are eligible to vote in Minnesota if:*

- ✓ you are at least 18 years old on or before election day.
- ✓ you are a U.S. citizen.
- ✓ you have resided in Minnesota for at least 20 days.
- ✓ you are not currently serving a felony sentence or felony probation/parole.
- ✓ you are not currently under legal guardianship with your right to vote revoked.

**To register on Election Day, you will need to provide proof. See reverse for options.**

# Choose *one* of the following options to register on Election Day.

## **ID with current name and address**

- › Valid Minnesota driver's license, learner's permit, or MN ID; or a receipt for any of these.
- › Tribal ID with name, address, photo, and signature.

**OR**

## **Photo ID PLUS a document with your current name and address**

### *Approved photo IDs*

- › Driver's license, state ID or learner's permit issued by any state
- › U.S. Passport, U.S. Military or Veteran ID
- › Tribal ID with name, signature and photo
- › Minnesota university, college or technical college ID
- › Minnesota high school ID

### *Approved documents*

- › Bill, account or start-of-service statement due or dated within 30 days of the election for: phone, TV, or internet; solid waste, sewer, electric, gas or water; banking or credit card;
- › rent or mortgage; residential lease or rent agreement valid through Election Day
- › Current student fee statement

**OR**

## **Have none of the above? One of the following options could work.**

- › Registered voter in your precinct who can confirm your address.
- › College Student ID WITH housing list that has been certified to Ramsey County by your college.
- › Valid previous registration in the same precinct, at a different address or with a different name.
- › Notice of late registration sent to you by Ramsey County.
- › Staff person of a residential facility in which you live, such as a shelter.

Visit [rcelections.org](https://rcelections.org) or call **651-266-2171** for more information on registration and voting.