

**LEASE AGREEMENT**  
**J. LONG PROPERTIES, INC.**  
1640 Madison Avenue  
Mankato, MN 56001  
Jlongproperties@yahoo.com  
507.340.7848

Rental Location \_\_\_\_\_  
\_\_\_\_\_

It will be understood this is a binding lease agreement. Each tenant of this location signs this agreement with the understanding that he or she is fully responsible for the entire agreed monthly rent charge during the duration of this lease. It will be understood this is a 12-month lease, and will be renewed only at the discretion of J. Long Properties, Inc.

The full month's **RENT OF** \$ \_\_\_\_\_ is due by the 1st of each month no exceptions.

Payable to: J. Long Properties, Inc.  
1640 Madison Avenue  
Mankato, MN 56001

Failure to pay in FULL the month's rent by the 1<sup>st</sup> day of the month will result in a \$10 PER DAY late-fee, payable with that month's rent. There will be a \$35 penalty for returned checks. A tenant MAY NOT 'SKIP' the last month's rent, thinking it is to be covered by their Security Deposit. This will result in a \$500 penalty for EACH offending tenant.

The **SECURITY DEPOSIT** is \$ \_\_\_\_\_ for this unit, or a least an amount equal to one month's rent, and **MUST BE PAID AT THE TIME OF SIGNING OF THIS LEASE BY THE TENANT**. It is agreed that this is NOT a rent payment, but a Security/Damage Deposit to be held by J. Long Properties, Inc. for the duration of this lease plus 28 days. This will be refunded only after the unit has been cleaned, repaired, and/or is fully suitable to be occupied by the new incoming tenants and all aspects of this lease agreement have been fulfilled and all outstanding balances on utilities have been paid.

This **LEASE WILL START** and the first month's rent is due on \_\_\_\_\_ by 5 PM and the lease will run until the day of \_\_\_\_\_ at 12 PM.

**Notice to vacate the residence must be provided in writing to J. Long Properties, Inc. 60 days before the last rent payment is due.** Subletting is permitted if sub letter is pre-approved by J. Long Properties, Inc. This lease and sublet leaser will be executed only after a satisfactory application is completed and references checked, and all damage deposit is paid.

It is agreed that this **UNIT WILL BE OCCUPIED BY \_\_\_\_\_ TENANTS**. A tenant's interest in this unit is not transferable, unless approved by J. Long Properties, Inc. Any additional individuals occupying, or suspected of occupying this unit will result in a \$360 per month increase for the duration of this lease. Any person staying longer than 5 days will be considered an additional tenant.

**UTILITIES** it is agreed that all utilities will be paid by the occupying tenant: water, electricity, gas and communications. Tenants are responsible for contacting utility companies for set up prior to moving in and final meter readings read on the last day of their lease.  
(City N. Mankato 625-4141, Electric: Benco Electric 387-7963, Gas: Centerpoint 387-1111 Xcel 1-800-895-4999)

**RENTER'S INSURANCE** should be purchased from an insurance company. J. Long Properties, Inc. will not be responsible for any losses to property a tenant may experience while living in this unit. Nor will J. Long Properties, Inc. cover any liability due to a tenant's negligence. J. Long Properties, Inc. will not

be held responsible for any water damage, fire damage, or wind damage to a tenant's property.

**ALL TENANTS AGREE** to abide by all codes and city ordinances. In particular: Mankato/N. Mankato City code section 5.42 and 9.36 and 9.72. The residents and/or guests shall not create or permit excess noise or have parties with more than five guests or cause a disturbance at any time. It is agreed that if kegs that hold any form of alcohol are found on or in this rental property or more than 5 guests are found in this rental unit or a police report is issued for any disturbance, this lease may be deemed as in default at the discretion of J. Long Properties, Inc. and the tenants can be evicted for any of these listed reasons, and, a \$500 penalty is due immediately. If tenants are allowed to stay at this rental unit after such an offense, the penalty will double on the second offense. A third offense will double the second offense, and so on. Also – complaints of loud music or other noise after 12:00 AM, regardless of the number of people in or around your unit, will constitute a fine of \$100 for each offense. The fine is to be paid on demand from J. Long Properties, Inc. Finally tenants shall not display images outside the unit or that may be seen from the outside that J. Long Properties, Inc. finds inappropriate.

**MAINTENANCE** necessary from past tenants, new tenants agree to give J. Long Properties, Inc. one month from the start of the lease to remedy any reasonable issues they may have. It is the responsibility of the occupying tenants to inform J. Long Properties, Inc. of any maintenance problems. If lack of notification results in excess or additional expenditures, for example, a leaky sink, the tenants will be held responsible for any or all additional cost of repair or damage. Tenants should contact management at 507.340.7848 and allow 24 hours for a reply. Tenants may not authorize work, or risk assuming the responsibility for all charges. It is agreed that the manager of this property has the right to enter and inspect the premises at reasonable times for maintenance and to show the property to prospective tenants with a 24 hour notice, or at the invite of one of the present tenants.

**CHANGING OF DOOR LOCKS IS NOT PERMITTED** – a \$100 fine will be charged for each lock installed, and management may remove these without notice, and will inspect the premises.

**GRILLS** will not be stored outside the property. If grilling is to be done, it will be done in an open area away from sidewalks and buildings.

**NO SMOKING AND/OR CANDLE BURNING** is allowed in your unit or common hallway areas. Smoking and/or candle burning in any J. Long Properties, Inc. properties may result in eviction and cost incurred to repair any damages smoking and/or candle burning creates will be charged to the offending tenant/tenants.

**THERE WILL BE NO PETS TOLERATED ON, IN, OR AROUND THIS UNIT OR PREMISES.** If a pet is found, or suspected, a fine of \$200 will be payable to J. Long Properties, Inc. immediately and the offending animal must be removed immediately. **If a pet is allowed and approved by J. Long Properties, Inc. a pet deposit of \$500 will be required for each pet and the deposit will not be refunded.**

**\*\*\*\*Also if a pet or pets are allowed there must be insurance on the pet to cover any costs incurred should the pet/pets attack, bite, scratch, etc. and a copy of pet insurance must be on file with J. Long Properties, Inc. prior to moving into the property on this lease.**

**NO ALTERATION WILL BE MADE TO THIS UNIT.** – **No Satellite Dish equipment** shall be installed on the roof, deck, posts, etc.

**GARBAGE AND CLUTTER** on stoops and yard areas is the responsibility of the tenant to remove. Trash cans must not be left at the curbside after trash is collected, and any trash not collected must be picked up by its owner. Failure to do this will result in a \$50 fine for each offense.

**PARKING LOTS/DRIVEWAYS AND“DEAD” CARS** will be removed from the parking lot at owner’s expense. It is not permitted to repair vehicles in the parking lot or driveways, also parking of boats/RV/campers, etc. is not allowed in parking lots or driveways of J. Long Properties, Inc. Parking is for tenant vehicles only, guest should park on the street as to allow other tenants ample parking. Guest vehicles may be towed at vehicle owner’s expense.

**VACATING AT THE END OF THIS LEASE** – a 60 day written notice must be given in-advance to J. Long Properties, Inc. Failure to notify J. Long Properties, Inc. may result in a continuation of this lease for the period or 12 months, with any adjustment in rent deemed necessary by J. Long Properties, Inc. Tenants are responsible for cleaning this rental unit before vacating at the end of this lease. This includes, but is not limited to: carpet cleaning (done by a The Caretakers – Phone number 388-5384 ), washing walls, fixing nail holes, cleaning refrigerator, cleaning stove & oven, cleaning bathrooms etc. Repainting of unit maybe charged to the exiting tenant at J. Long Properties, Inc. discretion. Any items behind at the termination of this lease will be disposed of at the leaving tenants’ expense – a minimum charge of \$100 will apply.

**EVICITION OF TENANT COSTS** will be charged to the evicted tenant and/or tenants. Should for any reason a tenant or tenants need to be evicted due to and not limited to failure to pay rent monies due, party violations, etc. all costs incurred for eviction will be charged to the evicted tenant or tenants and are due immediately upon eviction.

**I HAVE READ ALL THE ABOVE AND UNDERSTAND IT’S MEANING AND I AGREE TO FULFILL THIS LEASE AS OUTLINED AND I HAVE RECEIVED A COPY FOR MY RECORDS.**

Signed,

\_\_\_\_\_  
X  
(Print Name)  
\_\_\_\_\_  
(Phone Number)

Date: \_\_\_\_\_

\_\_\_\_\_  
X  
(Print Name)  
\_\_\_\_\_  
(Phone Number)

Date: \_\_\_\_\_

\_\_\_\_\_  
X  
(Print Name)  
\_\_\_\_\_  
(Phone Number)

Date: \_\_\_\_\_

\_\_\_\_\_  
X  
(Print Here)  
\_\_\_\_\_  
(Phone Number)

Date: \_\_\_\_\_