



11185 Anderson Lakes Parkway, Eden Prairie, MN 55344
 Phone: 952-829-0098 Fax: 952-829-0849
 Email: baypointlakeapts@gmail.com Website: www.baypointlakeapts.com

APARTMENT LEASE

The terms in this Lease are as entered below:
 Process this application by clearly completing all of the required information.

RESIDENT: (List all persons who will occupy the Apartment)

MANAGEMENT:

Baypoint Lake Apartments, LLP
11185 Anderson Lakes Parkway, Eden Prairie, MN 55344

UNIT INFORMATION:

(enter number of months or "month-to-month")	
APARTMENT NO:	DURATION OF LEASE:
START DATE OF LEASE:	
END DATE OF LEASE: (if appropriate)	
NOTICE PERIOD (The Notice Period is one full month unless indicated otherwise herein) 60 Days (Sixty Days)**	
MONTHLY APARTMENT RENT \$	
OTHER MONTHLY RENT CHARGES (if any) \$	
TOTAL MONTHLY RENT \$	
SERVICE CHARGE (if any) \$100 after 5th of the month plus additional \$10/day until rent is paid in full	
UTILITIES INCLUDED IN RENT: Heat Hot and Cold Water Trash/waste removal ****	
UTILITIES PAID SEPARATELY BY RESIDENT: Electricity Telephone Other Cable	

(The following is required by Minnesota Statutes, Section 504.22)
 The person authorized to manage these premises is Erin Longo
 Whose address is 11185 Anderson Lakes Parkway, #214, Eden Prairie, MN 55344
 An owner of the premises or an agent authorized to accept service of process and receive and give receipts for notices and demands is BayPoint Lake Apartments, LLP; Attn: Satya P. Garg
 Whose address is 9 Ninth Avenue North, Hopkins, MN 55343 (952) 939-5519

Additional Agreements (if any):

- * Damage Deposit will be refunded within 3 weeks of vacating the apartment.
- ** We must receive your notice to vacate apartment 60 days prior to the ending lease date.
- *** Please shampoo your carpet or pay the cost of shampooing.
- **** Household articles disposal will be charged at cost.

Management (acting as agent for the owner of the premises) and Resident agree to the terms of this lease as written both above and below these signatures, and on any attachments that may be part of this lease.

SIGNATURES:	DATE SIGNED

TERMS OF THIS LEASE:

1. **OCCUPANCY AND USE:** No person other than those listed above as Residents may occupy the Apartment without the written approval of Management. The Apartment and Utilities may be used only for ordinary residential purposes.
2. **RENT:** Resident agrees to pay Management, at the pace or in the method designated by Management, monthly Rent in full on or before the first day of every month in advance, during the Duration of this Lease and any extensions or renewals of this Lease.
3. **SERVICE CHARGE AND RETURNED CHECK FEE:** Resident agrees to pay a additional rent the Service Charge of \$100 (if any) with the rent for each late installment of rent when the rent has not been paid by the 5th day of any month, plus an additional \$10 per day until the rent is paid in full. Resident also agrees to pay a fee of \$35.00 for each check returned because it was not paid by Resident's bank for any reason. Once a check is returned, all future rent must be paid with a cashier's check or money order.
4. **ALL RESIDENTS RESPONSIBLE FOR ALL DEBTS:** Residents are responsible for paying the Rent and any other money due to Management under this Lease or as a result of any breach of this Lease, and each and every Resident is individually responsible for paying the full amount of such debts, not just a proportionate share.
5. **SECURITY DEPOSIT:** MANAGEMENT may keep all or part of the security deposit (1) for damage to the Apartment; and (2) for rent of other money owed to MANAGEMENT. The deposit can not be deducted from the RESIDENT'S last month's rent. Whoever it is--Landlord or Tenant--who ends the tenancy, he or she must abide by both the terms of the Lease and State law. The law forbids Tenants to use their security deposits to pay rent. Those Tenants who do may be taken to court and have to pay the Landlord the amount of rent owed plus a penalty. We are notifying you that it is illegal to withhold all or any portion of rent for the last payment period of a residential agreement.