

LEASE RESERVATION AGREEMENT

In consideration of _____ (“Applicant”) agreeing to complete the rental application and to acknowledge that a background and credit check will be conducted prior to Applicant signing a lease, St Peter Investors, LLC (“Landlord”) hereby agrees to reserve the unit listed below at the property known as Traverse Green Apartments (“Premises”), under construction at 2021 Clark St. St. Peter, Minnesota for the purpose of Applicant’s occupancy as a Tenant under the terms set forth below.

Applicant agrees to complete and give Landlord within ten (10) days from the date of this Lease Reservation Agreement (“Agreement”) a signed copy of this lease reservation agreement and the attached and completed Rental Application.

Applicant agrees that within ten (10) days of Landlord’s receipt of the background and credit check, and approval of Applicants application (“Reservation Period”), the parties shall execute Landlord’s standard Minnesota Residential Lease Agreement (“Lease”). Tenant and Landlord acknowledge that the Lease will include the following key terms: Commencement

Date of the Lease: December , 2021

Preferred Floor: _____

Unit type or number of bedrooms _____

Monthly rent of: _____

A security deposit of one month’s rent.

A lease term of _____ months beginning with the Commencement Date of the Lease.

Garage rent of --

Non-refundable Pet Deposit of \$200.00, a Pet Security Deposit of \$250.00, and monthly pet rent of \$40.00, if applicable

Applicant agrees that if they fail to sign the lease by the end of the Reservation Period, the reservation will be null and void, and the unit may be rented to other Tenants acceptable to Landlord.

The Applicant presently resides

at: _____

_____;

Telephone Number: _____

E-Mail Address: _____

Agreed to this _____ Day of _____, 2021

Applicant(s) _____

This Reservation Agreement has been drafted by:

Morris Law Group, P.A.

7380 France Avenue South, Suite 250

Edina, Minnesota 55435