



Housing & Redevelopment Authority  
of Virginia, Minnesota

**ALPINE VILLAGE  
STUDENT TENANT LEASE AGREEMENT**

The parties to this lease are the Housing and Redevelopment Authority of Virginia, Minnesota referred to as “**Landlord**” and XX referred to as “**Tenant**”. Landlord leases to Tenant, the dwelling unit designated as the Alpine Village:

**Address of Premises:** Alpine Village Apartments  
1025/1027/1029 West Chestnut Street  
Virginia, MN 55792

**Apartment You Are Renting:** Building No: To be Determined by Landlord Upon Move-In  
Apartment No: To be Determined by Landlord Upon Move-In  
Bedroom Assignment: To be Determined by Landlord Upon Move-In  
Floor Plan: 4-bdrm Furnished, Shared Bathrooms, Kitchen, Laundry, Living Room

**Contract Lease Period:** The contract lease period for student tenants leasing a room in an apartment at Alpine Village is August 24th, 2026 to May 14th, 2027. Tenants that are required to be on campus for the purposes of participating in sports prior to August 24th, 2026 or after May 14th, 2027 are required to pay daily pro-rated rent in addition to the semester cost. Landlord must approve the dates of these stays in writing prior to the time of the stay. Leases are not renewable at the end of the contract lease period.

**Late Rent Service Charge:** 8% per section 4 of amount due if not paid by the due date indicated in section 3 of this lease.

**Security Deposits:** Security Deposits are Due to the Landlord at Lease Signing, to secure an apartment.  
Security Deposit Due \$ \_\_\_\_\_

**Rent:** Rent is due in accordance with Section 3 of this Lease.

Pro-Rated Rent for Fall Semester: \$ \_\_\_\_\_ (\_\_\_\_-\_\_\_\_-\_\_\_\_) to (\_\_\_\_-\_\_\_\_-\_\_\_\_)  
Rent for Fall Semester: \$ \_\_\_\_\_  
Other Fall 2026 Semester Charges: \$ \_\_\_\_\_  
**Total Fall 2026 Semester Charges:** \$ \_\_\_\_\_

Rent for Spring Semester:  
Pro-Rated Rent for Spring Semester: \$ \_\_\_\_\_ (\_\_\_\_-\_\_\_\_-\_\_\_\_) to (\_\_\_\_-\_\_\_\_-\_\_\_\_)  
Rent for Spring Semester: \$ \_\_\_\_\_  
Other Spring 2027 Semester Charges: \$ \_\_\_\_\_  
**Total Spring 2027 Semester Charges:** \$ \_\_\_\_\_

**Utilities Included in Rent:** Heat/Air Conditioning, Electricity, Water, Sewage, Garbage.



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**Amenities Provided by Landlord:** Stove, Refrigerator, Microwave Oven, Dishwasher, Internet, Washer, Dryer, twin bed, mattress, couch, desk, chair, common area furniture includes tv stand, sofa, 2 side tables, coffee table and 3 barstools as well as garbage can in every unit.

**TERMS OF THIS LEASE**

- 1. ELIGIBILITY:** To be eligible to live in Alpine Village, the tenant must be a registered MN North College student, at least eighteen (18) years of age at the time of occupancy and of moderate income. Individuals who are not a MN North College student are not eligible to reside in Alpine Village. Tenants who withdrawal from school at MN North College will render the tenant no longer eligible to remain in Alpine Village; however, the tenant still has financial obligations under this lease.
- 2. SEMESTER TERMS & BREAK PERIODS:** The fall semester term is from August 24th, 2026, to December 18th, 2026. The spring semester term is from January 11th, 2027, to May 14th, 2027. It is expected that tenants will vacate their apartments over winter school break.
- 3. SEMESTER RENT PAYMENTS:** The Tenant is individually responsible for paying the full amount of rent and any other money owed to Landlord. Rent for fall semester is due and payable on or before September 23rd, 2026, and shall be considered delinquent if not paid in full by 11:59pm on this date. Rent for spring semester is due and payable on or before February 10th, 2027, and shall be considered delinquent if not paid in full by 11:59pm on this date.

Rent shall be paid to the Virginia HRA Administrative Office, 442 Pine Mill Court, Virginia, MN 55792. If the tenant will receive financial aid from MN North College, tenant gives permission for MN North College to pay financial aid proceeds for semester rents directly to Landlord. Any balance owed for rent along with all other fees, damages, etc. owed to the Landlord will be paid by the Tenant directly to Landlord at the Virginia HRA Administrative Office or in the online portal.

- 4. LATE RENT SERVICE CHARGE AND RETURNED CHECK FEE:** The Tenant may be assessed a late fee if the Tenant does not pay the full semester rent by the date indicated in the Semester Rent Payments section of this lease, the Tenant will be charged a late fee of 8% of the stated semester rent. Tenant will be charged the fee that Landlord is charged for each returned check or rejected electronic payment.
- 5. ASSIGNMENTS:** All apartments at Alpine Village have four (4) bedrooms with two (2) common bathrooms, one (1) living room, one (1) kitchen and one (1) laundry. Tenants are assigned to one bedroom. One bedroom in each apartment is available to have two students (doubled up) reside in at a reduced rate. Landlord reserves the right to assign and reassign tenants to any available space within Alpine Village, even if it is not a tenant's preference. Landlord reserves the right to reassign a tenant to a different room/apartment at any time during the contract period for any lawful reason, including, but not limited to a change in room designation, safety and security, consolidation, or interests of the community.



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- 6. OCCUPANCY AND USE:** Only the person listed in this lease as the Tenant may live in the apartment and room assigned to the Tenant. Any change in Tenants without prior written consent of Landlord will constitute grounds for termination of this Lease. Tenants may use the apartment and utilities for normal Tenant purposes only.

Tenant has access to their assigned bedroom and common areas within the apartment. Common areas are shared with other tenants assigned to the apartment. Common areas include the bathrooms, laundry, kitchen and living room. Landlord may assign other tenants to the apartment you are assigned to. Tenants are assigned roommates by Landlord, at their discretion. Landlord does not make any representation about the identity, background or suitability of any other tenants. Any disputes that arise between tenants are the responsibility of the tenants to resolve in a reasonable manner that complies with this lease. Disputes amongst tenants are not grounds for the Tenant to terminate this lease.

Tenants are jointly and severally liable for all lease obligations relating to any shared areas. All tenants are jointly responsible for damage to the apartment that Landlord does not determine, in our sole discretion, was caused by a specific tenant.

- 7. GUESTS:** Guests include anyone entering the apartment for any reason related to your occupancy. The tenant is responsible for the conduct of your guests, invitees, family members, and any other person whom you allow to enter the property or apartment, as if such conduct were your own. Unless otherwise stated in this lease or in our policies, no more than 10 total people may be present in the apartment at one time. Other than tenants and authorized occupants, no one else may occupy the apartment. Only guests that are 18 years of age and older are permitted to stay in the apartment for a maximum of two consecutive days. Guests under the age of 18 years of age and tenants with guests that would like to stay more than two consecutive days must receive written consent from Landlord prior to the guest visiting the property. Landlord may exclude from the apartment community guests and others who, in our judgement, have been violating the law, violating this lease or apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives.
- 8. SUBLETTING:** The Tenant may not lease the Apartment to other persons (sublet), assign or sell this Lease without the prior written consent of Landlord.
- 9. TENANT PROMISES:** The Tenant promises:
- To adhere to the student rules established by MN North College.
  - To not act in a loud, boisterous, unruly or thoughtless manner or disturb the rights of the other Tenants to peace and quiet, or to allow his/her guests to do so.
  - To use the apartment 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 in Landlord's insurance.  
To not use or store in or near the apartment any flammable explosive substance.
  - To not interfere in the Landlord and operation of apartment building.
  - To not conduct commercial activity in the apartment.



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- f. To abide by rules and regulations as periodically published.
- g. To not damage or misuse the apartment or waste the utilities provided by Landlord or allow his/her guests to do so.
- h. To not paint or wallpaper or make any structural changes in the apartment without the prior written consent of Landlord.
- i. To keep the apartment clean and comply with housekeeping standards.
- j. To submit a written or electronic work order in the Tenant portal to Landlord immediately of any necessary repairs to be made.
- k. To notify Landlord immediately of any conditions in the apartment that are dangerous to human health or safety, or which may damage the apartment or waste utilities provided by Landlord.
- l. That when the Tenant moves out, the apartment will be left in as good condition as the start of the lease, except for ordinary wear and tear.
- m. Not to remove any fixtures or furnishings supplied by Landlord without the prior written consent of the Landlord.
- n. To not change or alter locks on any doors.
- o. To pay for any damage caused by the Tenant or his/her guests.
- p. To assist in keeping the common areas clean and in good condition.
- q. To remove garbage and other waste from the dwelling unit on a regular basis.
- r. To not litter anywhere on the grounds.
- s. To not remove, disable or damage any smoke detector, carbon monoxide detector or fire extinguisher in the unit. Tenant must immediately report malfunctions of smoke or carbon monoxide detectors and fire extinguishers to Landlord. Tenant will be liable to Landlord and others for loss, damage or fines from fire, smoke or water if detectors or extinguishers were tampered with or not in working order and not reported to Landlord.
- t. To comply with the no-smoking policy.
- u. To not burn candles, oil lamps, incense, other implements that have flames, flowing elements, halogen lamps/lights.
- v. To not behave in a manner that is deemed a threat to the health, safety or wellbeing of other residents or Landlord staff.
- w. To not commit any crimes on the premises.
- x. To not engage in any fighting, physical abuse or sexual misconduct.
- y. To not commit theft of any Landlord or personal property of others.
- z. To not have possession of any illegal substances and/or drug paraphernalia.
- aa. Residents are not allowed to display any alcohol bottles for decoration and/or inappropriate, discriminatory or political pictures or signs in common areas, windows inside or outside of their unit.
- bb. Tenants shall not use any window for entry or exit. Tenants shall access to and from the unit only through designated entry doors due to safety, security and property damage concerns.
- cc. Personal barbecues, grills, refrigerators, oil lamps, space heaters are not allowed inside or outside of the units.
- dd. Tenants are not allowed to do any physical changes to their rooms or common areas such as holes, painting, wallpapering, paneling, window shades, light fixtures (including self-adhesive LED lighting)



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- ee. Residents are not allowed to use and/or possession of explosives and flammable liquids are strictly prohibited. This includes, but not limited to, firecrackers, ammunition, charcoal lighters, liquid fluid, car batteries, torches etc.
- ff. Tenants shall appropriately dispose of cooking grease in the containers provided by the Landlord.
- gg. Tenants shall not dump or dispose of grease or oil of any kind anywhere on the property grounds. Tenants will be charged for cleaning, pest control or repair costs for such violation.
- hh. Tenants are not allowed to have any firearms or other weapons including paintball, BB guns, soft-air, pellet guns, swords etc.
- ii. Tenants shall only park in areas designated for Tenant parking. No parking is allowed on grassy areas in the vicinity of the apartment buildings.
- jj. Tenants may not keep animals or pets of any kind in the apartment.
- kk. Tenants shall not engage in harassment, bullying, intimidation, or verbal or physical abuse, nor in any conduct that creates unnecessary interpersonal conflict or an unwelcoming living environment that interferes with health, personal safety or emotional well-being of any occupant. Prohibited conduct includes, but is not limited to, negative comments, insults, isolating, spreading rumors, or single/group targeting of any occupant, whether in person or through digital communication or social media of any kind.
- ll. Tenants agree not to tamper with, access, alter, damage or interfere with any telecommunications, networking, or utility equipment located within or serving the premises, including but not limited to internet wiring, Wi-Fi access points, routers, cable boxes, junction panels or located service closures or rooms.
- mm. Tenants shall not install, connect, modify or permit the installation or connection any cables, devices or services of any kind to existing infrastructure.

**10. TENANT SAFETY and LOSS:** Landlord is not liable to the Tenant, other Tenants in your apartment or Tenants guests for any damage, injury or loss to person or property caused by third parties (such as other Tenants, guests, intruders, or trespassers) who are not under the Landlord's control, including but not limited to theft, burglary, assault, vandalism or other crimes. Landlord is not liable to you, other tenants, guests or occupants for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice snow, lightning, wind, explosions, earthquake, interruption of utilities, or other occurrences unless such damage or loss is caused exclusively by the Landlord's negligence, or otherwise required by law. In addition, Landlord will not be responsible for failure to furnish utilities for reasons beyond Landlords control. Landlord highly recommends Tenant obtain renter's insurance. During freezing weather, the Tenant must ensure the temperature in the apartment is sufficient to prevent the pipes from freezing. If the pipes freeze or any other damage is caused by the Tenant's failure to properly maintain the heat in the apartment, the Tenant will be liable for damage to the property.



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**11. TENANT REIMBURSEMENT TO LANDLORD FOR DAMAGE:** Tenant shall be responsible to pay the Landlord for any loss, property damage, or cost of repair or service, (including plumbing problems) caused by negligence or improper use by Tenant, his/her agents, family or guests shall be the responsibility of the tenant. Any loss or damage caused by doors or windows being left open. All costs Landlord incurs because of abandonment of the apartment or other violations of the Lease by Tenant. Any amount owed by the Tenant for loss, damage, cost of repair or service is due when Landlord asks for it. Landlord shall charge Tenant based on fees and rates set by the Landlord. Tenants shall be responsible for all resulting damage in their assigned bedroom. If Landlord is not able to make a determination of who is responsible for damage in common areas of an apartment, the cost of damage will be evenly distributed amongst all the Tenants currently under lease for the apartment. Landlord does not give up its right to any money owed by the Tenant because of Landlord's failure or delay in asking for any payment. Landlord can ask for any money owed by the Tenant before or after the Tenant moves out of the apartment.

**12. CONDITION OF APARTMENT:** By signing this Lease and the Unit Inspection Report, Tenant acknowledges that the apartment is safe, clean and in good condition, and that appliances and equipment in the dwelling unit are in good working order as described on the move-in inspection report. At the time of move-out, Landlord will complete another inspection of the dwelling unit. Tenant may participate in the move-out inspection, upon request.

**13. LANDLORD PROMISES:** The Landlord promises the following:

- a. The apartment and all common areas are fit for tenant use.
- b. To keep the apartment in reasonable repair and make necessary repairs within a reasonable time after written notice from the Tenant is received by the Landlord, except when damage is caused by the intentional or negligent conduct of the Tenant or his/her guests.
- c. To maintain the apartment in compliance with applicable health and safety codes except when a violation of the health and safety codes have been caused by the intentional or negligent conduct of the Tenant or his/her guests.
- d. To keep the grounds areas in good condition.

**14. SECURITY DEPOSIT:** The Tenant agrees to deposit with Landlord a Security Deposit securing performance by the Tenant of the terms of the Lease and as indemnity against unreasonable wear and tear to the apartment, loss or damage of the apartment or other property of Landlord caused by the Tenant, Tenant's family, employees or guests.

The cost of cleaning and/or repairing the apartment to the extent that Landlord will determine is necessary to restore the apartment (except reasonable wear and tear) to the same condition in which the apartment was at the time when the Lease began will be deducted from the security deposit at move-out.

Any costs of any damage in excess of the security deposit will be payable by the Tenant to Landlord in addition to Landlord's right to deduct the costs and damages from the Security Deposit.



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It is understood and agreed that the amount paid as Security Deposit is not payment of the last or any other month's rent, but may, at Landlord's sole discretion to be applied to any amount of rent due, but not paid to Landlord under this Lease.

Within twenty-one (21) days after the expiration of the Lease, Landlord will return the Security Deposit with interest (at the rate provided by Minnesota State Law) with a written statement as to deductions, if any, made by the Landlord to pay or reimburse Landlord for costs, losses, damages, or delinquent rent as specified in this Lease.

- 15. DESTROYED OR UNLIVABLE APARTMENT:** If the apartment is destroyed or damaged so it is unfit to live in due to any cause, Landlord may cancel this Lease immediately and choose not to rebuild or restore the apartment. If the destruction or damage was not the Tenant's fault, and Landlord cancels this Lease, rent will be pro-rated and the balance will be refunded to the Tenant.
- 16. FAILURE TO GIVE POSSESSION:** If Landlord cannot provide the apartment to the Tenant at the start of this Lease, the Tenant cannot sue Landlord for any resulting damages, but the Tenant will not start paying rent until he/she gets possession of the apartment.
- 17. MOVING OUT BEFORE LEASE ENDS:** If Tenant moves out of the apartment before the date this Lease ends, Tenant is responsible for rent and any other losses or costs including court costs and Attorney's Fees in accordance with Minnesota state statute.
- 18. MOVING OUT OF THE APARTMENT:** The Tenant agrees to follow the Landlord's move-out process and remove all Tenant's property from the apartment on (or before) 12:00 midnight on the last day of the lease. If the Tenant moves out and/or does not turn in keys until after this lease ends, the Tenant will be liable to the Landlord for any resulting losses including rent, storage, court costs and Attorney's fees.
- 19. TERMINATION OF LEASE UPON DEATH OF TENANT:** Upon the death of the Tenant, either the Landlord or the personal representative of the Tenant's estate may terminate this lease upon at least one month, plus one day, written notice. If one month plus one day notice is not given, the Tenant's estate will be liable for rent to the end of the one month plus one day period, or to the date the unit is re-rented, whichever date comes first. The termination of the Lease under this section will not relieve the Tenant's estate from liability, either for payment of rent, or other amounts owed prior to, or during the notice period, or for the payment of amounts necessary to restore the premises to their condition at the beginning of the Tenant's occupancy, normal wear and tear expected.
- 20. "NOT FOR CAUSE" TERMINATION OF LEASE:** Tenant is financially responsible to pay for the entire term of the lease whether or not the tenant maintains their eligibility status as defined in this lease contract. In extraordinary circumstances, a tenant that entered into lease for both fall and spring semester in one academic year may submit a petition to the Landlord to be released from the spring semester. Approval of petitions is at the discretion of the Landlord. Petitions will be approved if a



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student graduates after the fall semester, verified medical conditions requiring the tenant to no longer participate in in-person schooling or student is participating in online schooling for the spring semester.

- 21. NOTICE OF “FOR CAUSE” LEASE TERMINATION:** If Landlord proposes to terminate this Lease for cause, the Tenant will be given written notice of the proposed termination as follows:
  - a. Failure to pay rent, at least fourteen (14) days.
  - b. Creation or maintenance of a threat to health and safety of the Tenant, other Tenants or Landlord employees, a reasonable time based on the urgency of the situation; or
  - c. All other cases, thirty (30) days.
  
- 22. ATTORNEY’S FEES:** If Landlord brings legal action for non-payment of rent, eviction, or breach of any material term of this lease against Tenant, Tenant must pay Landlord’s actual attorneys’ fees and court costs, even if the rent is paid after the Legal action is started. Tenant agrees that all of the above fees, costs and charges may be deducted from the Security Deposit and interest.
  
- 23. LANDLORD’S RIGHT TO ENTER:** Landlord and its authorized agents may enter the apartment at any time, with 24 hours written advance notice, to inspect, improve, maintain or repair the apartment, or do other necessary work, or to show the apartment to potential new Tenants. Landlord will conduct regular housekeeping and lease compliance inspections of apartments. Landlord may enter the dwelling unit at any time without advance notice when there is reasonable cause to believe an emergency exists.
  
- 24. LANDLORD’S LEGAL RIGHTS AND REMEDIES:** Landlord may use its legal rights and remedies in any combination. By using one or more of these rights or remedies, Landlord does not give up any other rights or remedies it may have.
  
- 25. PROPERTY ABANDONMENT:** If a Tenant abandons the dwelling unit, Landlord shall take possession of the Tenant’s personal property remaining on the premises and shall store and care for the property. Landlord has a claim against the Tenant for reasonable costs and expenses incurred in removing the property and Landlord can collect from the Tenant all moving and storage costs. Landlord may sell or otherwise dispose of the property 60 days after Landlord receives actual notice of abandonment, or 60 days after it reasonably appears to Landlord that the Tenant has abandoned the premises, whichever date occurs last. At least 14 days prior to the sale or disposal, Landlord agrees to make reasonable efforts to notify the Tenant by sending written notice of the sale, or disposal by certified mail, return receipt requested, to the Tenant’s last known address or likely living quarters, if that is known to Landlord. Landlord shall also post a notice of sale in a clearly visible place on the premises for at least two weeks before the sale. Landlord may use the money from the sale to pay off any debts the Tenant owes Landlord. Any amount above this shall be paid to the Tenant, if the Tenant writes and asks for it.
  
- 26. FALSE OR MISLEADING RENTAL APPLICATION:** If Landlord determines that any oral or written statements made by the Tenant in the rental application or otherwise, are not true or complete in any



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way, then the Tenant has violated this Lease and may be evicted.

**27. NO ORAL AGREEMENTS:** This Lease Agreement constitutes the entire understanding between the Landlord and Tenant with respect to the leased premises. No oral agreements, promises, statements, or representations made prior to or at the time of execution of this Lease Agreement shall be binding or enforceable. Any amendments or modifications to this Lease Agreement must be made in writing and signed by both the Landlord and Tenant to be valid.

**28. NOTICES:** All Tenants agree that notices and demands delivered by Landlord to the apartment are proper notice to all Tenants.

**29. ATTACHMENTS TO THE LEASE:** The Tenant certifies that they have received a copy of this lease and the following attachments to this lease. Landlord may make reasonable changes in these rules at any time by giving the Tenant written notice. This Lease and its attachments, and any other written agreements constitute the entire agreement between Tenant and Landlord.

- a. Housing Disclosure
- b. Release of Information
- c. Contract Update Form
- d. Key Assignment Form
- e. Package Acknowledgement
- f. Housekeeping Standards
- g. Move-in Inspection
- h. Maintenance Schedule of Charges
- i. House Rules
- j. Smoke Free Policy
- k. Parking Rules & Regulations

BY SIGNING THIS LEASE, THE TENANT AND LANDLORD ACKNOWLEDGE THEY HAVE READ AND UNDERSTAND THE PROVISIONS IN THE LEASE AND WILL ABIDE BY THEM.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Date