

### LANDLORD

Name: Minnesota West  
 Address: 1011 First Street West, Canby, MN 56220  
 Contact: Vanessa Ruether  
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### TENANT

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

### 1. PROPERTY

The Landlord hereby leases to the Tenant the residential property located at: 811 First Street West, Canby, MN 56220. Carr Hall consists of seven 2-bedroom apartments with a laundry/recreation center on the main floor. Each unit has a kitchen with stove and fridge, bath, large storage closet, and living room area.

### 2. TERM

The term of this lease shall commence in August of 2025 through May 2026. This agreement is for an academic year. \*Exact lease dates will be listed on the contract. Residence must be enrolled at the Canby Campus of Minnesota West.

### 3. RENT

Rate - \$1300/resident per semester in total of \$2600/year. Payment is due by the 5th day of both fall and spring semesters. \*One resident per bedroom - two residents per apartment.

### 4. SECURITY DEPOSIT

The Tenant shall pay a security deposit of \$325 upon signing this agreement. The deposit will be held to cover any damages to the property beyond normal wear and tear and will be refunded after the lease ends, less any deductions for damages.

### 5. UTILITIES

Sewer, water and garbage are included in the cost of rent.

### 6. ROOM RESERVATION

After the application and security deposit are received, a contract will be mailed and must be returned with in 15 days. Room assignments are based on the order of received contracts. If a room is no longer available, you will be notified and placed on a wait list. CRH is a co-ed building; each apartment is occupied by individuals of the same gender.

\* PSEO students cannot live at Carr Hall. Rates are subject to change.

### 7. RETURNING STUDENTS

Returning students will have up to November 1 to submit their application and security deposit if they want to reside at Carr Residence Hall the following year. After November 1, all applications including new and returning students will be reviewed and accepted based on the date their contract was fully completed.

**Minnesota West Community & Technical College reserves the right to deny or cancel a Residence Hall Contract to an individual whose conduct or criminal record indicates an actual or perceived threat or danger to the college community, including, students, faculty, and staff.**

In the Fall of 2025, I will be a: 1st year student \_\_\_\_\_ or 2nd year student \_\_\_\_\_ in the \_\_\_\_\_ Program.

Select one: \_\_\_\_\_ Male or \_\_\_\_\_ Female Student | Do you have a roommate preference \_\_\_\_\_

**Contracts can be cancelled by submitting a written notice by July 1, 2025, to receive a refund of the security deposit. Applications submitted after July 1 are not eligible for a refund.**

Resident's Signature (if 18 or older): \_\_\_\_\_ Date: \_\_\_\_\_

Parent's Signature (if under 18): \_\_\_\_\_ Date: \_\_\_\_\_



**OFFICE USE ONLY**

Date Rec'd: \_\_\_\_\_ Waitlist: \_\_\_\_\_  
 Date Deposit pd: \_\_\_\_\_ Business Services: \_\_\_\_\_  
 Contract sent: \_\_\_\_\_  
 Contract Rec'd: \_\_\_\_\_