

## **- Property Information -**

**Fantastic 4 BR/2 BATH single family home that is currently owner/occupied and leased to St Thomas students**

**Lease term: June 1, 2022 - May 25, 2023**

- RENT: \$3000/month
- Deposit: \$3000

**Tenant responsibilities:**

- GAS/ELEC with Xcel Energy
- Cable/Internet with Xfinity
- Snow/Lawn Care
- Any street parking permit with the City of St Paul
- Renter's Insurance for personal property

**Owner responsibilities:**

- Taxes
- Water/Sewer/Trash/Recycling

**Insurance Claim Info: Hail damage in 2022 | To be completed in Spring when weather permits:**

1. Roof replacement: House and Garage w/30-year shingles
2. Metal flashing around windows to be replaced
3. 1 side and back of home to have gutter, gutter guard, soffit, fascia replacement

- **New roof to be replaced in spring of 2023 due to hail damage**
  - **Roof installed in 2019**
- **New forced air furnace and central AC installed in 2018**
  - **Radon Mitigation System installed in 2017**