

2643 Lyndale Ave N

Att: Luther Krueger

MANAGEMENT PLAN BASIC REQUIREMENTS

Please refer to the following links for Minneapolis' license requirements for rental property:
http://www.minneapolismn.gov/inspections/rental/inspections_rentlicenseapp



The pages that follow must be used to file your proposed written management plan. If we already have your email address on record, we will email this to you; please return it in the body of your email or in the original Word format. Samples of forms that we will recommend or require you to use are noted with * and are included in the **Rental Property Owners Manual and Resource Guide**, which is available on request or Included in email correspondence regarding criminal activity qualifying under Minneapolis Ordinance 244.2020. Do not use any previous Management Plan forms you've received for any other official notice from the City of Minneapolis.

Rental Property Address: 2643 Lyndale Ave N mps MN 55411

Owner Name (person-required):

Company Name: Asli Egal 3858 La Belle St Columbia Hts
Owner Full Street Address--cannot be a Post Office Box: MN 55421
Phone: 612-232-7240 Email: Egal30@hotmail.com

Licensee Name/Company (required if different from manager and owner):

Full Street Address:
Phone: Email:

Property Manager Name (required if different from Licensee and Owner):

Full Street Address:
Phone: Email:

Names and contact information for all persons with an ownership interest in the property or registered corporation: Abdulrahman Mohamed 612-800-1628
3858 La Belle St Columbia Hts MN 55421

> ~~This plan applies to ALL of my rental properties in Minneapolis.~~ < Delete this paragraph if your plan does not apply to all of your licensed properties in Minneapolis.

All parties with an ownership, management or license interest in the properties are required to enroll in the MPD's email Action Alert system. This includes owners in a "silent partnership" with those listed in the city's records. We require that this form be filled out and returned by email. You may also mail it to the MPD representative indicated in the mailed notice you received, or fax it to his/her attention (612-673-2750).

lnakowte@hotmail.com

PURPOSE

This Management Plan is the foundation of the working relationship between the Rental License Holder and the Minneapolis Police Department. It is intended to assure that community standards will be upheld, and that all applicable laws and ordinances related to rental property will be followed. Do not leave any question blank. An incomplete plan form will not be accepted. For any plan component with the notation "AGREED", please provide an explanation or alternative policy for any you do not agree to.

TENANT APPLICATION AND SCREENING

1. Applicants will be required to give their consent for a criminal history check, rental history profile and Unlawful Detainer history check. **Rental license holder will employ the following applicant screening service to perform the background check:**

Company:

Mailing Address: N/A

Phone #:

Web address:

Email:

2. The following background information on applicants is provided by this company:

Criminal convictions and arrests, for felonies and misdemeanors

Credit history and rating

Previous legal judgments

Previous residential history

History of evictions

3. I use the following acceptance criteria when processing applications--specify acceptable time frames:

Criminal history: 5 yrs

Credit: 5 yrs

Minimum verified previous residential history: 2 yrs for previous residents.

History of evictions: 5 yrs

Minimum income to rent ratio:

Other criteria you use:

4. I am aware of Mpls Ordinance 244.1910 Tenant Screening Application Fees, and **charge all applicants a fee of \$45**.

5. See **Rental Application Denial Form*** (p.7) following this questionnaire. I will use this form, or a form with selected criteria from the form when receiving applications, and provide it to applicants. **AGREED**

LEASE PROVISIONS

6. I use the lease available from: I will use the available form.

Minnesota Association of Realtors (mnrealtor.com)

Minnesota Bar Association (mnbar.org)

Minnesota Multihousing Association (mmha.com)

If none of the above, I have attached/provided a copy of my lease.

7. The term of our rental agreement/lease is

month-to-month

six months

annual

other: _____

8. I/we issue written warnings for the all lease violations by residents and/or their guests.

AGREED

9. I/we give notice to vacate to residents for the criminal conduct on the premises by residents and/or their guests (see **244.2020 (a) 1-7** below for incidents which qualify for conduct violation notices) **AGREED**

10. I will file for and pursue an eviction if residents in violation of the lease who are given notice do not move. **AGREED**

11. I will visit this property, or have my employees visit it, at least weekly, to monitor the activity of residents and their guests. **AGREED**

12. If you discover that someone has moved in with a tenant without your permission, how do you respond? **Detail all actions you take in this situation:** I will give tenants a warning first time and if they continue doing I will give them one month notice to vacate the property

13. I will use the **Crime Free Lease Addendum*** (p. 11) or have equivalent language in my lease, that the tenant must read and sign before moving in. **AGREED**

14. I will use **Resident Conduct Rules*** (page 8) and **Building Rules*** (page 9-10), with provisions applicable to my property, that the residents must read and sign before moving in.

AGREED

MONITORING AND INSPECTIONS

In order to ensure that the property remains a safe and healthy environment for tenants and neighbors, adequate monitoring and inspections of the property are essential. Monitoring needs to address both the physical condition of the property and the conduct of tenants.

15. I will use the Minneapolis Police Department's standard written **Trespass Notice Form*** (page 5) when ejecting persons who are not tenants from the property. **AGREED**

16. I will submit the Minneapolis Police Department's No Trespassing sign **Affidavit*** (page 4) to the Crime Prevention Specialist assigned to the area of my property to authorize the use of city-issued No Trespassing Signs. (Refer to the map on page 17 for **Crime Prevention Specialist*** area assignments.) **AGREED**

17. I will run the background check required under **Minnesota Statute 299C.68** (Kari Koskinen Background Check Law) for any building manager, employee or contractor who works for me who has access to keys to occupied units. **AGREED**

18. I participate in the following local or regional rental property owner/manager group: I don't participate any, but I will check into ASAP.

19. I/my agents have attended a Minneapolis City Sponsored Rental Property Owners Workshop on Date: 2/14/15 If not, I/my agents will attend the next workshop:

2015 Rental Property Owners Workshop schedule:

Wednesday monthly dates: all times are 6-9pm

January 21 + February 18 + March 18 + April 15 + May 20 + June 17 + July 15

August 19 + September 16 + October 21 + November 18 + December 16

Saturday monthly dates: 10am-1pm

January 24 + February 14 + March 14 + April 25 + May 23 + June 13 + July 25

August 22 + September 26 + October 24 + November 14 + December 12

All workshops take place at our 5th Precinct, 3101 Nicollet Av. S., in the community room opposite the front desk.

20. I will take the following steps to prevent further Conduct Violations and criminal activity by my residents and/or their guests: I will make sure that my residents and their guests know the property rules and follow them. If they don't follow they will be removed

21. If a tenant or guest was involved in the qualifying incident, they must move out and I will not move any so involved to another property I own or manage. **AGREED**

22 (a). I am willing to attend block club or neighborhood association meetings when my property is on the agenda. **AGREED**

22 (b). Please select one or both of the following:

I am willing and will schedule time to doorknock the block where this property is situated, with myself or my Crime Prevention Specialist, to introduce yourself to the neighbors within a line of sight of your property. **AGREED**

The Minneapolis Police Department may share our email address(es) with the neighbors, block club and/or neighborhood association. **AGREED**

NOTE: Licensed rental property owner and licensee's name, address and phone contact information is available to the public online (<http://apps.ci.minneapolis.mn.us/AddressPortalApp/>). The MPD routinely encourages block leaders and neighborhood watch participants to lookup the rental property contact information, connect with owners to share observations about their property, and work with owners to resolve problems.

PLAN IMPLEMENTATION

23. I will maintain all written and electronic records necessary to document the above management plan provisions upon request per the ordinance requirement to implement this plan within twenty (20) days of being accepted. I will respond to any request from the Minneapolis Police Department to confirm the implementation of my plan after 20 days from the date of my plan being filed as Satisfactory with the Minneapolis Police Department. I will respond to any such request within thirty (30) days. **AGREED**

24. Please list your contacts with all charities, social service agencies or advocate groups from whom you have accepted referrals for housing--if you do not take referrals from these agencies, enter "None":
None

25. Additional comments or questions you might have: None

I agree to abide by the provisions I've set down in this management plan.

Owner Name : *Asli Egal* Date: *01-28-15*

Authorized Property Manager : Date:

Management Plan Accepted on (Date)

AFFIDAVIT

Name of Business			
Property Address 2643 Lyndalle Ave North Minneapolis, MN 55411			Date
Owner/Representative Asli Egal			
Subpoena Address	Street	City	Zip Code Phone

To whom it may concern:

Minneapolis police officers are authorized representatives to enforce Minnesota Statute §609.605 and Minneapolis Code of Ordinances §385.380, Trespass, and to warn and direct persons to leave the property and/or business known as:

Stand alone house, located at

Description of property or building
2643 Lyndalle Ave N, Minneapolis, MN.
Address

This limited authority is granted to the Minneapolis Police Department by

Name
who is the _____ of said property and/or business and who herein
Title

requests the officers to enforce said statute and ordinance on said property, including the land surrounding the building or buildings. This limited authority does not obligate the Minneapolis Police Department to patrol the described premises for or at any specific hours or days. It is acknowledged that I will aid in the prosecution of those persons arrested.

Sworn and subscribed before me

This _____ day of _____, 20 _____.

Notary Public at Large, State of Minnesota

My Commission Expires: _____